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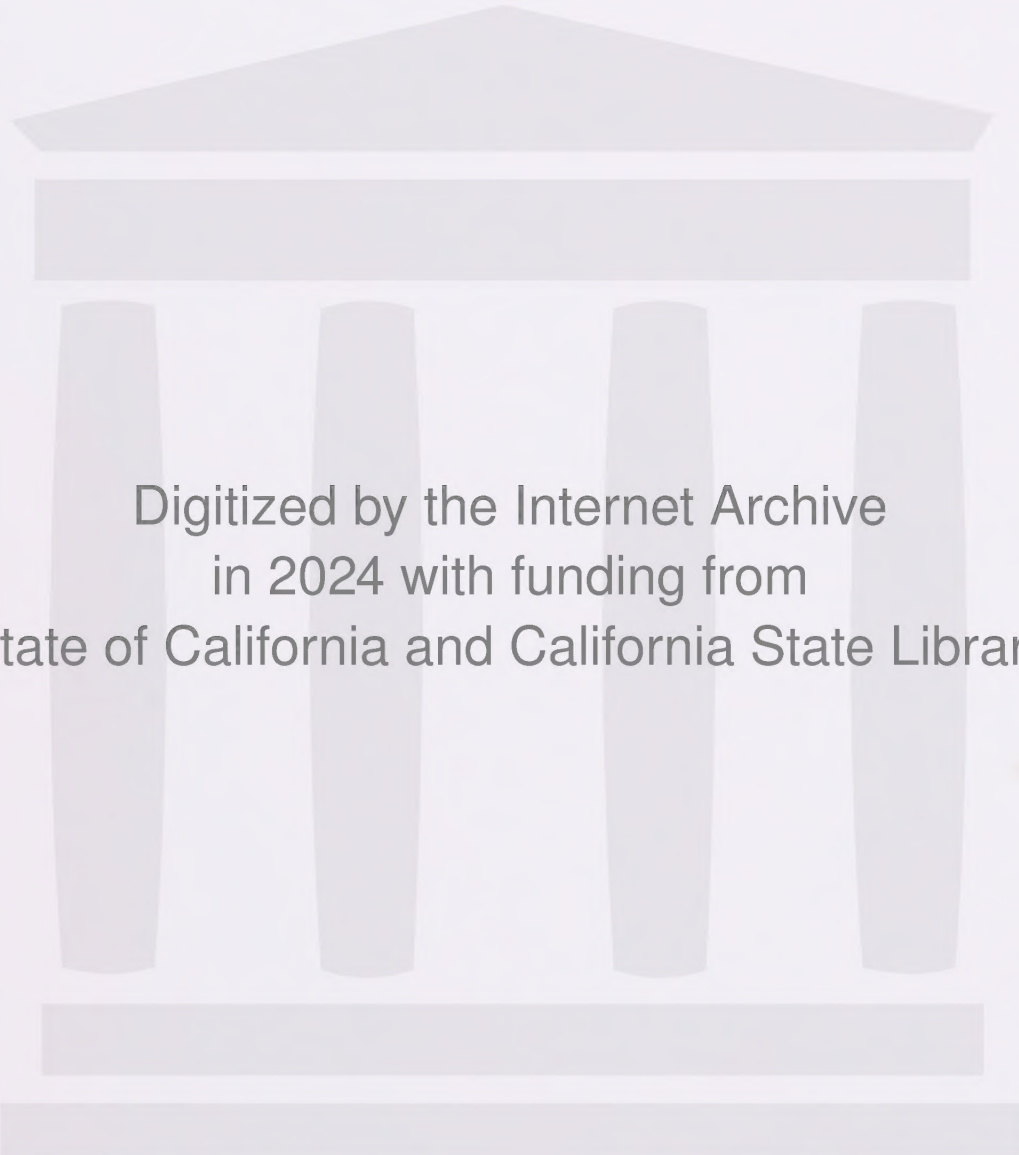
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# DRY CREEK WEST PLACER COMMUNITY PLAN

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DRY CREEK-WEST PLACER  
COMMUNITY PLAN

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UNIVERSITY OF CALIFORNIA

Prepared by Placer County Community Development Department  
PLANNING DIVISION  
with the assistance of the Placer County Department of  
Public Works and Division of Environmental Health

Adopted by the Board of Supervisors on  
May 14, 1990  
Resolution No. 90-181



DRY CREEK-WEST PLACER  
COMMUNITY PLAN

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# **INTRODUCTION**



# I. INTRODUCTION

## A. THE PURPOSE OF THE COMMUNITY PLAN

The Dry Creek-West Placer Community Plan is the official statement of the County of Placer setting forth goals, policies, and implementation proposals that will guide the development of the area to at least the year 2000. As a policy document, the Plan is consistent with other policies of the county as these are expressed in the Placer County General Plan and its various elements. The Community Plan is intended to speak more specifically to the Plan area than is possible in a County-wide plan.

The Plan will be effectively utilized to provide overall direction to the various decision-making processes involved with land development activities. This should include both public and private decisions which are made and which affect the future of the Dry Creek Plan area. The Plan forms a broad framework for mutual understanding among citizens, public agencies, county staff, the Board of Supervisors and its many advisory groups. The magnitude of the investment which both public and private groups will make in the area, in the years to come, mandates that a Plan with a clear set of goals and policies be adopted.

The Community Plan is also designed to meet specific requirements of the California Planning and Zoning Law (ref. Section 65000 et seq. Government Code). The following elements are included either by reference or actual inclusion herein: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. As with other Placer County Community Plans, a number of optional elements are also included due to their importance to the long term development of the Dry Creek-West Placer area. These include recreation, public services, community design.

As a part of the overall Placer County General Plan, this Community Plan must be viewed in the context of all of the other Community Plans (20+/-) as well as all applicable elements of the Placer County General Plan.

## B. THE PLAN AREA

The area covered by the Dry Creek-West Placer Community Plan encompasses approximately 9200 acres in the southwest corner of Placer County, California. It is bounded by Baseline Road on the north, Sutter County to the west, Sacramento County to the south and the City of Roseville to the east. (See Figure 1 on Page 3.)

The most dominant natural feature in the Plan area is Dry Creek and its associated woodlands and riparian habitats. For many years the primary land use in the area has been agriculture; with rice lands, vineyards, orchards, grazing land, and areas devoted to field crops still existing. In some areas the land has lain fallow for several years.

Approximately 1900 people currently live in the Plan area, most of them on rural-residential, 1-2 acre or larger lots. The largest residential development in the area is the Sabre City Mobilehome Park, which contains approximately 200 mobilehomes on individually owned lots. A growing industrial area exists near Antelope, P.F.E. and Atkinson Roads, and commercial uses are nearly absent from the area.

Surrounding the Plan area, land uses vary. Agricultural uses or open space exist to the west in Sutter County and the unincorporated area of Placer County north of Baseline Road. In Roseville, to the east, the enormous Southern Pacific Railroad yard dominates the area with residential uses and the City of Roseville Wastewater Treatment Plant lying between the Plan area and Atkinson Road. Also to the northeast of the Plan area, in the City of Roseville, development of commercial and residential projects is rapidly occurring. (The City of Roseville experienced a 10% +/- annual growth rate in 1988-89.) To the south, in unincorporated Sacramento County, the communities of Antelope, Rio Linda, and Elverta exist. The Antelope area has grown very rapidly over the last 4 years, and development of projects with 5-7 dwelling units per acre now is taking place on the Placer-Sacramento County line.

FIGURE 1



## VICINITY MAP

DRY CREEK WEST PLACER COMMUNITY PLAN AREA

### C. THE REGIONAL SETTING OR CONTEXT

As a part of the Sacramento Region, the Dry Creek-West Placer area is part of one of the faster growing regions in the United States. "The City of Sacramento is one of what Newsweek magazine calls the ten 'Hot Cities' - America's best places to live and work. California's capital is fast becoming one of the state's major metropolitan areas, with a significant role in the continued economic growth of the State".<sup>1</sup>

"Fueled by the need of Silicon Valley industries to expand manufacturing into lower cost areas, the limits to growth in the San Francisco Bay Area, and the investor interest in new developments on the West Coast, the Sacramento region's growth is expected to continue for the foreseeable future, despite wide-spread concern over the inevitable problems that accompany growth."<sup>1</sup>

"The economy of the Sacramento region has been expanding rapidly in recent years. Nearly 170,000 new jobs were created in the region during the past 11 years. During the next 7 years (1987 to 1995) it is projected that an additional 134,000 jobs will be added to the economy. This growth will be led primarily by the trade and service sectors."

"The projections of the California Department of Finance indicate that the population of the Sacramento region will grow faster than the San Francisco Bay Area in percentage terms. In absolute terms, Sacramento will be the fastest growing county in either region during the period from 1988 to the year 2020. This growth is emanating outward from the Bay Area along the I-80 corridor, the highway that links these two metropolitan areas."

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1. South Sutter County Land Use Development Study, page ii-iv, May 1989

"In the past, the Sacramento region has grown towards the foothills to the east, along the I-80 and Highway 50 corridors, extending into Placer and El Dorado counties. As these areas to the east have become intensively developed with attendant traffic problems and congestion, greater interest is being shown in areas closer to Sacramento's Central Business District (CBD)."<sup>1</sup>

Roseville is among the 5 major growth areas that are developing in the region, and the Dry Creek area's location, between the Sunset Industrial area and Sacramento places it squarely in the path of this regional growth.

"The quality of life in the region is considered outstanding. Open Space is plentiful and there is easy access to the Sierra Nevada mountains, the San Francisco Bay Area, and the Pacific Ocean. A major asset in the area is affordable housing. Traffic congestion (and related air quality problems) has not yet reached the levels of other major metropolitan areas in California. Nevertheless, traffic, to and through as well as within the region, must be managed properly to avoid serious problems in the future."<sup>1</sup>

#### **D. THE PLANNING PROCESS**

Placer County adopted a County-wide General Plan in 1967. This Plan met all of the legal requirements in place at the time and is still the applicable Plan for the Dry Creek-West Placer area. Since 1967 a number of additional General Plan elements have been adopted by the County which continue to guide develop-

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1. South Sutter County Land Use Development Study, page ii-iv, May 1989

ment in the Plan area. Shortly after adopting the Placer County General Plan, it was recognized that due to Placer County's geographical diversity, localized Community Plans could be effectively used to address the individual needs of the many communities and areas which make up Placer County. Subsequently the County has prepared approximately 20 General or Community Plans for various sub-regions of the County. The Dry Creek-West Placer Community Plan is the latest of these.

The need for an updated Plan for the Dry Creek-West Placer area was recognized by the County as a result of many separate actions over a period of several years. The increasingly rapid development of the Antelope area of Sacramento County, starting in 1985, has resulted in a great deal of attention being focused on the Dry Creek-West Placer area. Prior to that, the change in the City of Roseville's "Sphere of Influence" area, was an indication that the portion of the Plan area east of Crowder Road was going to be the County's responsibility for the long-term. And finally, the development occurring in the Northwest Roseville Specific Plan area and the construction of Foothills Blvd. have combined to create pressure on the County to reconsider the desirable long-term land uses for the area. No one of these or the other factors affecting the area led to the decision by the Board of Supervisors to prepare and consider a Community Plan, but rather the cumulative effect of many actions has led to the decision.

In 1987, the Board directed the Planning Division to add to its future work program, the preparation of a Plan for this area. The Plan was funded in 1988 and the process has continued since then.

The preparation of the first draft of this Plan was preceded by a long period of data collection which included numerous contacts with residents and land owners in the area, officials from surrounding jurisdictions, school districts, water companies, sewer service agencies, other utilities, other County departments and agencies, and the West Placer Citizens' Committee. In addi-

tion, both workshops and field trips were held with the Placer County Planning Commission in order to allow for some initial input from this advisory group.

The information obtained during the initial period of planning activity has resulted in the identification of issues and/or concerns which must be addressed as a part of this comprehensive plan. These concerns can be summarized into the following twelve identified issues:

- a) Perceived/actual pressures for development from activity in Roseville, Sacramento County, Sutter County.
- b) Public services needed in area (i.e., sewer, water, roads, police, fire, schools, parks, general county services and costs).
- c) Ground and surface water quality and quantity.
- d) Circulation system improvements (esp. Hwy. 102, Cook Riolo Road, Baseline Road, Don Julio Blvd. extension).
- e) Retention of the rural environment.
- f) Urban encroachment into agricultural areas.
- g) Flooding hazards
- h) Dry Creek/riparian area preservation.
- i) Wildlife preservation
- j) Air quality
- k) Roseville, City Sphere of Influence boundaries.
- l) Trail connections to Sacramento and Roseville.

Certainly many other concerns were raised, however these twelve seem to be of the greatest interest. All of these issues as well as others are dealt with, in some detail, in the Dry Creek-West Placer Community Plan.

Of particular concern to the County is the need for providing adequate public services to the existing and future residents of an area. In light of this, the County elected to identify the public service or infrastructure needs or deficiencies in the area at an early stage in the process. In 1988, the County contracted with PSOMAS and Associates of Sacramento to determine the availability of certain public facilities/services and their

costs. The services addressed in that initial study were sewer, water, fire, police and drainage. It was recognized that the provision of these public services, as well as others, would play a major role in the future pattern of development. The report thus generated has contributed a great deal of information for this Community Plan. However, the infrastructure and recommendations contained therein are not necessarily the same as those proposed in this final plan and should not be used as such.

#### **E. THE PLAN ASSUMPTIONS**

Assumptions, along with goals and policies, provide the basic foundation for a plan. They give direction to the consideration of amendments and provide a basis for the preliminary planning studies and inventories. The assumptions made for the Dry Creek-West Placer Community Plan contain statements of apparent facts and observations of trends currently extant in the Plan area. Following are several assumptions upon which the Community Plan is based:

1. Perceived/actual development pressures in the area have been increasing due to rapid urban development of the Antelope area of Sacramento County and within the City of Roseville.
2. Urban encroachment, rising land costs, and an uncertain farm economy will continue to push land out of agricultural production unless suitable actions are taken to reverse the trend.
3. Agricultural lands are disappearing at an alarming rate in California. The Plan area has soil classified by the State Department of Conservation, Division of Land Resource Protection, as: Prime, Farmland of Statewide Importance, Unique Farmlands, Farmlands of Local Importance and Grazing Lands. The productivity of the land is mainly limited by the availability of "reasonable surface water" for irrigation.
4. The demand for all public services will continue to grow, especially in more densely developed areas.

5. The soils in the Plan area are not suitable, in many cases, for septic systems and approval of more housing will be dependent on public sewer systems; however, the provision of sewer service is not to encourage densities unsuitable for the Plan area.
6. The water table has been dropping at a rate of 1-1/2 - 2 feet per year with as much as 4-5 feet being reported by some residents in the area. The construction of additional homes therefore must come with surface water facilities to reduce the impact on this current overdraft problem. The wells currently in the area, and not on lands which will have surface water available, must have enough open space/recharge area to allow for recharge of the aquifer.
7. The primary means of transportation will continue to be the automobile. Efforts will be made to encourage commuters to use public transit.
8. Demand for recreation trails will continue to grow at a rate higher than the area's population increase due to the development bordering the Plan area.
9. Dry Creek peak flows have caused flooding in the past and the increased development upstream has increased these flows. Growth upstream and in the Antelope and Northwest Roseville areas will continue to impact the creek greatly.
10. The prevailing demand will continue to be for single family homes.
11. Residents of the Dry Creek-West Placer Plan area have located there because of the rural environment and attractive tranquil atmosphere, and the demand for living space within a rural environment will continue.
12. The existing regional employment centers will continue to grow at a moderate to rapid pace. They will remain at approximately the same locations.

## F. RELATIONSHIP TO COUNTY LAND DEVELOPMENT POLICIES

In early 1988, the Placer County Board of Supervisors directed staff to prepare a set of "Land Development Policies." The intent was to compile a set of policies which would provide direction to the public, to cities, and to the county for addressing development proposals inside and outside of the Sphere of Influence boundaries, and to speak to policies affecting annexations and incorporations. The draft policies (1/25/89), although not adopted by the Board of Supervisors, provide some direction which has been considered in the Dry Creek-West Placer Plan.

The draft policies which appear to be applicable to this Plan area, include the following:

- "A.6. - General Policy - Unless identified in adopted Area General Plans, the county will discourage single family residential urbanization outside of the adopted city sphere of influence"
- "B.1 - Sphere of Influence Policies - From the county's perspective, the sphere of influence boundary defines the major growth areas within which urban (greater than 2.5 dwelling units per gross acre) residential development may take place, if so identified in City General and Community or Area Plans."
- "C. - Outside of Sphere Policies:
  - 1. Some areas of the unincorporated territory of the county outside of sphere areas will be recognized and preserved for encouraging agricultural, forestry, excavation of minerals, and recreation; and for protecting other special uses such as wildlife habitat and natural drainageways.

2. Outside of sphere of influence territories, the county will discourage the development of new large major (greater than 200 units) urban (greater than 2.5 dwelling units per gross acre) single family residential areas.
3. The County will consider new suburban (0.4 to 2.5 dwelling units per acre) residential development if identified in adopted Area General Plans and if infrastructure is made available.
4. The county will encourage an appropriate amount of commercial, industrial, and multi-family development to balance the community fiscal needs."

"Policy Actions:

3. The environmental review of all major project proposals in the unincorporated territory shall include a fiscal impact analysis."

The development of the Community Plan has considered these policies and, at least in part, been guided by the direction provided therein.

#### **G. GENERAL COMMUNITY GOALS AND POLICIES**

The Goals and Policies included in the following list include broad statements and should be considered basic to the entire Plan. More specific goals and policies, related to specific sections of the Plan, are found under the appropriate headings throughout the Plan text.

##### GENERAL COMMUNITY GOALS

1. TO ENSURE A BALANCED ENVIRONMENT WHERE PHYSICAL DEVELOPMENT CAN OCCUR WITH MINIMAL ADVERSE EFFECT ON THE NATURAL RESOURCES OF THE AREA.

2. TO ENCOURAGE LAND USES THAT ARE COMPATIBLE WITH THOSE USES EXISTING AND PLANNED BY ADJOINING JURISDICTIONS.
3. TO MANAGE LAND AS A RESOURCE, NOT AS A COMMODITY, IN ORDER THAT ITS FUTURE USE IS BENEFICIAL TO THE COMMUNITY.
4. TO PROVIDE FOR VALUABLE OPEN SPACE ON BOTH A LOCAL AND REGIONAL SCALE IN CONTRAST TO THE URBAN LANDSCAPE OF THE NEARBY SACRAMENTO METROPOLITAN AREA.
5. TO PROVIDE SOUND AND ADEQUATE HOUSING FOR ALL RESIDENTS.
6. TO LOCATE URBAN AND SUBURBAN DEVELOPMENT IN AREAS WHERE URBAN SERVICES, INCLUDING SCHOOL FACILITIES; COMMERCIAL FACILITIES; AND TRANSPORTATION FACILITIES ARE READILY AVAILABLE OR CAN BE MADE AVAILABLE IN A TIMELY FASHION AND AT A LEVEL NECESSARY TO MEET THE ANTICIPATED RATE OF GROWTH.
7. TO PROVIDE FOR THE DEVELOPMENT OF INDUSTRIAL AREAS WHERE SUITABLE LAND AND SERVICES EXIST AND WHERE A MINIMUM OF CONFLICTS WITH ADJACENT LAND USES ARE FOUND.
8. TO ENCOURAGE CONTINUED AND INCREASED AGRICULTURAL ACTIVITIES ON LANDS CONDUCIVE TO AGRICULTURAL USES.
9. TO ENCOURAGE COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL DEVELOPMENT WHICH IS ENERGY EFFICIENT TO CONSTRUCT AND MAINTAIN, AND WHICH CONSUMES A MINIMUM AMOUNT OF PUBLIC AND NATURAL RESOURCES.
10. TO PROTECT AND ENHANCE THE CHARACTER OF THE DRY CREEK-WEST PLACER COMMUNITY PLAN AREA IN A WAY THAT IS COMPATIBLE WITH THE PHYSICAL AND NATURAL CONSTRAINTS AND FEATURES PRESENT IN THE COMMUNITY.
11. TO PROVIDE CIVIC, CULTURAL, RECREATIONAL, AND EDUCATIONAL FACILITIES AND ACTIVITIES NEEDED BY THE COMMUNITY WHICH ENCOURAGE INTERACTION OF THE RESIDENTS IN THE PURSUIT OF COMMON INTERESTS AND WHICH PROVIDES A STRONG SENSE OF COMMUNITY IDENTITY (I.E., 4-H, FFA, HORSEBACK ACTIVITIES, NATURE TRAILS, SCHOOL ORIENTED SCIENCE PROJECTS, ETC.).
12. TO PROVIDE A SAFE, DIVERSE AND EFFICIENT TRANSPORTATION/CIRCULATION SYSTEM TO SERVE THE NEEDS OF RESIDENTS OF THE PLAN AREA AND OTHERS WHO USE THE SYSTEM.

13. TO ENSURE THAT CARE IS TAKEN IN THE DEVELOPMENT AND USE OF LAND IN THE PLAN AREA TO PROTECT THE COMMUNITY AND DOWNSTREAM COMMUNITIES AGAINST EXCESSIVE STORM-WATER RUN-OFF, FLOODING, AIR AND WATER POLLUTION, EROSION, FIRE AND OTHER NATURAL HAZARDS.
14. TO ENSURE THAT THE RATE OF DEVELOPMENT SHALL NOT EXCEED THE CAPACITY OF THE COUNTY, COMMUNITY, SPECIAL DISTRICTS AND UTILITY COMPANIES TO PROVIDE ALL NEEDED SERVICES AND FACILITIES IN A TIMELY, ORDERLY AND ECONOMIC MANNER.
15. TO SUBJECT ALL NEW DEVELOPMENT, WITH POTENTIAL FOR FISCAL OR FUNCTIONAL IMPACTS ON THE DELIVERY OF PUBLIC SERVICES, TO AN IMPACT ANALYSIS TO AVOID ADDITIONAL FINANCIAL BURDENS ON THE EXISTING COMMUNITY AND TO ASSURE THE CONTINUED AVAILABILITY OF THE APPROPRIATE LEVELS OF PUBLIC SERVICES.
16. TO PROTECT LIVES AND PROPERTY FROM FLOODING AND ASSOCIATED HAZARDS WHILE AT THE SAME TIME PRESERVING AND ENHANCING THE BIOLOGICAL RESOURCES OF THE STREAM ENVIRONMENT ZONE.
17. TO PROTECT STREAM ENVIRONMENT ZONES FROM INCOMPATIBLE ENCROACHMENT BY LOCATING STREETS AND OPEN SPACE AREAS ADJACENT TO THE FLOODPLAIN/RIPARIAN AREA.



**COMMUNITY  
DEVELOPMENT  
ELEMENT**



## II. COMMUNITY DEVELOPMENT

Included in the Community Development Element of the Dry Creek-West Placer Community Plan are the State-mandated general plan elements of Housing, Land Use, Safety and Noise. Also included is information on related topics of local importance including population growth, public services, parks and recreation, as well as community design. As with the other elements of the Plan, these sections must be read and implemented in the context of the whole Community Plan, i.e. no one section stands alone. Portions of mandated General Plan elements may be found in other sections of this Plan (Ref. 65302 Government Code).

### A. POPULATION AND HOUSING

Purpose: The purpose of this section is to discuss historic and projected population growth and to determine present and future housing needs with the ultimate goal of providing adequate housing for all economic segments of the community. This section must be reviewed within the larger context of Placer County as a whole.

NOTE: The Placer County General Plan Housing Element (1986) is incorporated in this Community Plan by this reference. The following provides specific housing and population information relative to the Dry Creek-West Placer area.

### GOALS AND POLICIES

GOAL: PROVIDE SOUND AND ADEQUATE HOUSING TO ALL RESIDENTS AT DESIRABLE LOCATIONS INCLUDING CONSIDERATION OF TRANSPORTATION FACILITIES, SCHOOL FACILITIES AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS.

### Policies

1. Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.

2. Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems.
3. Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

GOAL: PROVIDE HOUSING TO MEET FUTURE NEEDS ANTICIPATED IN CURRENT POPULATION PROJECTIONS FOR ALL ECONOMIC SEGMENTS ANTICIPATED WITHIN THE PLAN AREA WHILE ENSURING CONSISTENCY WITH EXISTING LAND USES.

Policies

1. Encourage innovative development techniques to assure a wide diversification of housing types.
2. Limit high and medium density residential development to areas which have available public services and are compatible with surrounding land uses.
3. Discourage the subdivision of property into parcels less than 2.3 acres in size if the property seeking entitlements abuts designated agricultural parcels.
4. Ensure that state mandated housing goals are satisfied by reviewing the consistency of these policies in 1992 when the County-wide housing element is updated as required by State Law.

GOAL: PROVIDE SAFE, INNOVATIVE AND ENERGY EFFICIENT RESIDENTIAL DEVELOPMENTS.

Policies

1. Replace or renovate all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health and seismic safety codes.
2. Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways, interconnecting trail systems, in-tract recreation opportunities, etc.

3. Encourage the use of passive and direct solar collection and incorporate home design innovations which limit energy consumption.
4. The design of future residential developments should emphasize character, quality, livability and the provision of all necessary services and facilities to insure their permanent attractiveness.
5. Encourage neighborhood design which fosters pedestrian, bicycle and equestrian traffic while still providing for safe automotive circulation.

#### Implementation

A number of measures shall be available to implement the housing policies of this Community Plan. Some of these measures are presently in existence. These include the Zoning Ordinance and its density bonus procedures for affordable housing and the provision for second residential units. The use of zoning will ensure a mix of compatible land use types so that the community's residential areas develop in a logical fashion with the necessary services being readily available. The Planned Unit Development Ordinance and the use of specific plans will allow for flexibility in design with a comprehensive review of impacts associated with development for those properties located in unique environments.

New measures will include land use review procedures which shall include consideration of community design and housing policies specifically designed for the Dry Creek area. These policies shall be implemented as mitigation measures through environmental review and as conditions of approval on land use entitlements. Lastly, this Community Plan shall provide design guidelines and development standards for a number of features of residential developments. These requirements should provide for housing which satisfies the goals of this Plan.

## POPULATION

### Historical Growth

There are approximately 1900 persons presently living within the Dry Creek-West Placer Community Plan area. This is based upon an assumption that 2.7 persons occupy each existing dwelling unit in the Plan (source: 1980 Federal Census). The growth rate throughout the County is presently at 3% annually. It is anticipated that growth in the Plan area will exceed this County-wide rate and be more closely associated with growth rates found in the City of Roseville. In the last two years these growth rates have reportedly been 9-10% annually. (Source - City of Roseville Planning Department Quarterly Report - Second Quarter, 1989).

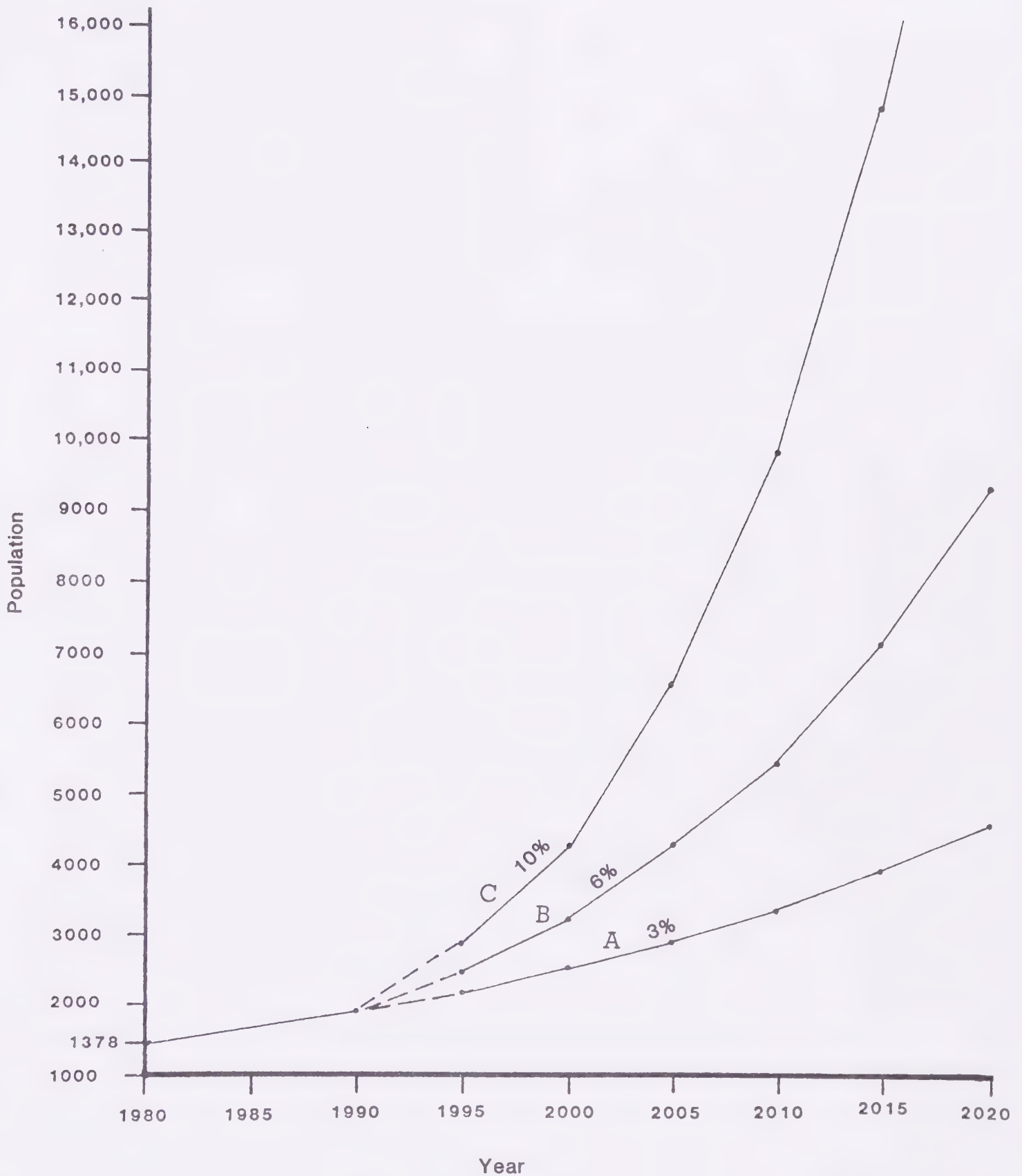
### Projections

Population projections play a major role in the formulation of a general plan. They are an important factor in determining land use as well as transportation and public service facility needs to accommodate the anticipated growth.

Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area can significantly alter the actual growth. Thus a high and low projection have been prepared. These projections include a plotting of the historical growth rate for comparative purposes (Table 1).

Projection A is based on the assumption that the Dry Creek - West Placer area will grow at a rate of 3% which is the percentage currently being experienced throughout Placer County. This would yield a population of 3400 by the year 2010. Based on current housing trends and subdivision activity in the area, this rate appears to be low, but will serve as the minimum growth rate to determine housing need in the event of the slowing of the economy.

POPULATION GROWTH PROJECTIONS  
TABLE #1





Projection B is based on the 6% growth rate experienced in the City of Roseville from 1980-1988. This projection would allow for 5550 people in the Plan area by the year 2010.

Projection C assumes that the growth rate of 10% presently occurring within the City of Roseville will also occur in the Dry Creek-West Placer area. This would yield a population of 9836 by the year 2010. This is considered to be the maximum average growth rate for long-range planning purposes in the area recognizing that fluctuations in future growth will occur. It is not expected that the 10% growth rate is sustainable over this 20 year period.

There is a fairly wide variation between the three Projections prepared (3%-10%) At this time, however, it is assumed that the population in the year 2010 would probably lean toward the middle figure reflecting a continuation of the reasonably high growth rate experienced by the City of Roseville. This assumption is based on the steady growth in the area due to its attractiveness, the relatively low cost of housing, the continued availability of jobs, the type of housing encouraged by the Plan, and the pent up demand that has resulted from the time involved in the preparation of this Plan.

## HOUSING

### Existing Condition

Based on a 1989 Land Use Study prepared from Placer County Assessor's data, there are approximately 700 housing units within the Dry Creek-West Placer Plan boundary. The following table provides a breakdown of the housing units by housing type. (The number of vacant units is based on a 6% vacancy rate from the 1980 census estimates.)

Dry Creek-West Placer Housing Types  
1989

HOUSING	HOUSING	VACANT	OCCUPIED
<u>Type</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>
SFD	446	27	419
2 Homes or Duplex	34	2	32
Mobile Homes	<u>219</u>	<u>0</u>	<u>219</u>
	699	29	670

The above table shows that the predominant housing type in the Plan area is the single family dwelling with over 64% of the total units being of that type. Mobile homes represent the bulk of the remainder of dwelling units with the majority of these units being located within the Sabre City Mobilehome Park (209 units).

The predominance of single family housing units is a reflection of both the demand for this type of housing as well as the rural large lot character of the area. The majority of people who have moved to the area have done so to actively farm the land or to enjoy its rural environment.

A number of large and small farms, horse ranches and hobby farmers are found throughout the area. Agricultural operations occurring in the area are of two distinct types; those related to part time or hobby related interests and large scale operations. The larger operations are typically found west of Walerga Ave. and adjacent to the City of Roseville's Wastewater Treatment Plant.

According to the 1980 census, approximately 40% of the residents work in the City or County of Sacramento, 30% in the City of Roseville and 30% in the remaining portions of Placer County.

The majority of persons are employed in management, professional or technical services. Between 5 and 13 percent are employed in agricultural operations.<sup>1</sup>

Median incomes in the Dry Creek-West Placer area in 1989 varied from \$32,462 to \$32,586 which was slightly above the county average of \$30,897.

There were approximately 34-38% of the residents reporting incomes of less than 80% of the County median which is the standard used for determining low income. In that a large percentage of the homes are owner occupied, it is assumed that a number of these individuals are retirees who own their own home.<sup>2</sup>

Approximately 94% of the total housing units within the Dry Creek-West Placer area were occupied in 1980. This compares to a 92% occupancy rate County-Wide.<sup>2</sup>

#### Housing Need

The need for future housing is based on the community's projected population. These increased population projection figures would indicate a demand for between 540 and 2900 additional housing units by the year 2010 as illustrated in Table 2. (The present County-Wide demand for housing, at 3% growth rate, is +/- 1600 new dwelling units per year.)

TABLE 2  
Dry Creek-West Placer Housing Need

POPULATION 1990	PERCENT GROWTH	POPULATION 2010	POPULATION INCREASE 1990-2010	AVERAGE HOUSEHOLD SIZE	NUMBER OF NEW UNITS NEEDED
1943	3%	3400	1457	2.7	540
1943	6%	5550	3607	2.7	1336
1943	10%	9836	7893	2.7	2923

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1. South Sutter County Land Use Development Study, May 1989

2. Source - 1980 Census Data (The same relationship between median incomes that existed in 1980 is assumed to still exist today.)

With approximately 34-38% of the households in the Plan area classified low income and with the majority of these individuals owning or purchasing their own home, the current trend does not depict a significant demand on multi-family dwellings for affordable housing. With the inclusion of different densities of development resulting in varying degrees of single family homes, multi-family units and mobile home park development, the proposed land use plan should provide a reasonable mix of housing types which satisfies the goals of this Plan and the County-wide Housing Element. Additional mobile home parks and, if necessary, more multi-family housing could be developed under commercial or professional office land use designations if the need is demonstrated for this type of housing.

In that the majority of the housing demand in the Plan area will be satisfied by single family dwellings it would not be appropriate to determine the housing need, by type, based on existing conditions. The Sabre City Mobile Home Park and its 209 mobile homes represent 30% of the dwellings in the Plan area on less than 1% of the total land area. The overall percentage of mobile homes in the Plan area will be reduced concurrent with the development of single family residential subdivisions. The actual mix of housing types would be more closely related to other areas of the County with similar geographic and environmental conditions and which have received suburban and rural residential growth over time. Granite Bay resembles the Dry Creek area in a number of ways, therefore its growth trends will be used for comparative purposes. The current Granite Bay housing mix of 90% single family dwellings, 3% multi-family and 7% mobile home park units seems to be a reasonable basis for planning in the Dry Creek-West Placer Plan area. (If any figure is inaccurate in the use of Granite Bay's housing needs, it is the use of 3% multi-family units. This number could actually be absorbed by single

family dwelling construction in the Dry Creek area.) Table 3 represents the breakdown of housing types using the percentages from Granite Bay.

TABLE 3

Projected Dry Creek-West Placer Housing Need (By Type)					
<u>% OF HOUSING TYPE</u>	<u>EXISTING HOUSING TYPE</u>	<u>UNITS 1989</u>	<u>ADDITIONAL UNITS-3% GROWTH 2010</u>	<u>ADDITIONAL UNITS-6% GROWTH 2010</u>	<u>ADDITIONAL UNITS-10% GROWTH 2010</u>
90%	Single Family	456	486	1202	2631
3%	Multi Family	34	16	40	87
7%	Mobile Home	209	38	94	205
	Park Units				
TOTAL		699	540	1336	2923

#### AFFORDABLE HOUSING

The Placer County Housing Element, adopted by the Board of Supervisors in June of 1984, provides background information and a number of County-Wide policies on housing related issues (see pages 38-44). The overall goal of the element is as follows:

GOAL: TO ENCOURAGE THE PROVISION OF SAFE, SANITARY AND DESIRABLE HOUSING FOR ALL PERSONS REGARDLESS OF INCOME, AGE, RACE OR ETHNIC BACKGROUND WHILE MAINTAINING CONSISTENCY WITH EXISTING RURAL AND URBAN AREAS OF THE COUNTY.

The affordable housing policies of the County, adopted pursuant to the above goal, provide for a number of implementation measures. Important among these measures is the South Placer Policy Committee's (SPPC) position on where high density affordable housing projects are located. The approved Policy Plan of the SPPC encourages higher densities in the incorporated cities

where the necessary infrastructure support for services is located. Existing and proposed services in the unincorporated area are not typically capable of meeting the demands of urbanized densities.

The affordable housing demand in the unincorporated area is expected to be less than that found in the Cities. It is assumed that a large percentage of the people migrating to the unincorporated area over the next 10 years will be moderate and higher income individuals moving to Placer County for its desirability, affordable housing, promising employment opportunities, retirement and rural residential character. Higher density affordable land development isn't typically compatible with the assumed goals of those individuals moving into Placer County's unincorporated area.

Many areas of the unincorporated portion of the County remain on few public services (e.g. public sewer, water and roads) and as such are obviously unsuitable for typical higher density affordable housing. In other areas where services are available or planned for, the land use goal of providing rural-residential housing densities is also incompatible with high density affordable units. This plan incorporates many goals which maintain the existing rural character of the area. This combined with few services in many locations has led to the provision of limited land use categories conducive to the development of affordable higher density projects. The policy to be adopted herein shall be consistent with the County's Housing element, that high density affordable housing projects shall be located within the surrounding incorporated jurisdictions.

(See the Placer County Housing Element for additional information on the County's housing policies.)

#### Implementation

Placer County has developed the following programs to assist in providing adequate housing for all economic segments of the community.

1. Adopted an ordinance that allows for a "second residential unit" either attached or detached with separate living facilities for one or more persons to be constructed in residential zone districts providing a Conditional Use Permit is first obtained and certain standards are met.
2. Adopted a density bonus ordinance for rental units which provides for additional units over the general plan or zoning limitations on a parcel, assuming the developer requests to build a portion of his or her units for low or moderate income households. Units must be affordable to families based on HUD Section 8 income requirements.
3. The Community Services Department functions as the housing office for the county providing general housing information and administering HUD Section 8 rental housing certificates for the unincorporated area.
4. The county continues to participate in the Community Development Block grant Program to provide infrastructure and housing rehabilitation.
5. Private developers are encouraged to participate in Federal and State Housing programs for low and moderate income housing.
6. The use of the High Density Residential designation will allow for ± 13% of the total number of dwelling units to be occupied at a more affordable rate than the improved rural residential parcels resulting from this Plan.

#### B. THE LAND USE PLAN

Purpose: This section of the Dry Creek-West Placer Community Plan describes the proposed general distribution, location, and use of the land within the Plan area, for residential, commercial, industrial, agricultural, open space, recreation and other uses. It also includes standards for the general density and intensity of use within the various land use districts. Goals and Policies are established herein to guide in the implementation of the Plan.

The Land Use Element supersedes those land use designations first established for the area in the 1967 Placer County General Plan and further amended by the Agricultural Element in 1989. It is consistent with all other designations used, and permitted densities or intensity of use in those areas is affected by goals and policies contained in other sections; particularly the open space, public services and natural resource elements. Similarly, other elements of the Plan are directly affected by the Land use Element. For example, the need for schools, fire stations, park facilities and circulation system improvements is based on the cumulative density (potential population) identified by the location, intensity of use, and size of the various land use districts.

#### General Comments

The overall perception of an area is judged first and foremost by the physical appearance of the natural and man-made features which make up the landscape. These features, when combined with the cultural aspects of a community define the community's "character." It is recognized that the Dry Creek-West Placer Plan area is not a community that stands alone and apart from the surrounding communities of Roseville and Sacramento. It is rather a part of the greater region. The area is greatly affected by large employment centers to the north (the Sunset Industrial area) and south (Sacramento). In some ways it is a crossroad between the two. As such, the area can serve as a buffer between higher densities found both north and south (thus closer to the dominant employment centers) and at the same time provide a lower intensity use area which helps to separate Sacramento from Roseville. The area is well suited to provide a different type of living environment and housing type than is found elsewhere in the vicinity. The area can maintain a more open appearance, help to achieve the goal of providing a range of housing types, provide an environment for the segment of the population desirous of living on larger parcels, and complement the development occurring in the surrounding area.

The Plan also allows for the maximum range of future options through the preservation of a large portion of the area (generally west of Watt Ave.) in an agricultural designation. Aside from maintaining options for future development in this portion of the Plan area, it has retained the agricultural designation for a variety of other reasons:

- a) This portion of the Plan area is located within a different watershed than the area to the east.
- b) Public services can be readily provided to the areas located close to Roseville and the Antelope area of Sacramento County and not to this area.
- c) Leap-frog development could occur if areas in the western portion of the Plan were designated for development at this time.
- d) The possibility of the construction of Route 102 as a major transportation facility could affect the future development of this area in a way that is not identifiable at present due to the uncertainty of the route.
- e) Some agricultural operations continue to exist in this area and the successful implementation of plans to bring irrigation water to the area could result in a resurgence of agricultural operations.
- f) Based on population projections and the availability of land for development, a need does not appear to exist at the present time for development in this area.
- g) The preservation of large single ownerships of land in this area increase the opportunities available at a later date to properly plan for the future of the area.
- h) Long-range planning studies, such as the "South Sutter County Land Use Development Study" indicate that in the future a very different type of land use (possibly much higher densities than can be anticipated now) may be appropriate in this area.

- i) Noise impacts related to flight operations from McClellan Air Force Base affect this area. Agricultural land uses may be more compatible than residential uses in the noise impacted area.

This large agricultural area will be the subject of study and review as the County goes through the process of updating the Placer County General Plan. This effort has started in 1990 and is expected to take approximately 3 years.

#### Land Use Goals

In addition to the General Community Goals (noted in Section I.G. on page 11) the following Goals and Policies are hereby established for the Dry Creek-West Placer Community Plan. (See also Community Design Goals & Policies.)

#### GOALS

1. TO PROTECT EXISTING RURAL-RESIDENTIAL AREAS LOCATED NORTH AND WEST OF DRY CREEK FROM URBAN ENCROACHMENT BY PROJECTS LOCATED WITHIN THE PLAN AREA, CITY OF ROSEVILLE AND SACRAMENTO COUNTY.
2. TO PRESERVE OUTSTANDING VISUAL FEATURES, NATURAL RESOURCES, AND LANDMARKS.
3. TO PROVIDE ADEQUATE, CONVENIENT SHOPPING AREAS FOR THE COMMERCIAL NEEDS OF RESIDENTS AND OTHERS WHERE MAJOR TRANSPORTATION CORRIDORS CONNECT THE PLAN AREA TO OTHER AREAS.
4. TO LOCATE NOISE SENSITIVE LAND USES WITHIN AREAS OF ACCEPTABLE NOISE LEVELS.
5. TO PROTECT THE LIVES AND PROPERTY OF THE CURRENT AND FUTURE CITIZENS OF THE PLAN AREA FROM UNACCEPTABLE RISK RESULTING FROM FLOOD HAZARDS.
6. TO ENCOURAGE COMPATIBILITY BETWEEN NEIGHBORING LAND USES.
7. TO INSURE ADEQUATE ALLOCATION OF LAND USE DESIGNATIONS FOR PUBLIC FACILITIES (I.E. SCHOOLS, PARKS) AT A LEVEL NECESSARY TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS.

## Policies

1. Encourage both private and public ownership and maintenance of open spaces.
2. Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.
3. The retention of important open space features is critical to the future quality of life in the Plan area.
4. To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.
5. Encourage the use of greenbelts or landscaped areas along roadways as a design feature of any development in order to mitigate noise impacts and provide valuable open space.
6. All substandard housing should be replaced or renovated and deteriorating residential areas improved through continued enforcement of building and health codes.
7. The design of future residential developments should emphasize character, quality, livability, and the provision of all necessary services and facilities, to ensure their permanent attractiveness.
8. Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.
9. Allow for limited neighborhood commercial areas (including food market, bakery shop, drugstore, barber, etc.), for the convenience of surrounding residents, so as to discourage unnecessarily long trips by automobile to reduce fuel consumption and maintain high air quality.
10. Encourage the establishment and growth of small clean industry, especially near the Southern Pacific Railroad right-of-way.

11. Public service designations (i.e., firehouses, schools, and parks) on the plan are not intended to identify specific properties, but rather a need for such facility in the general area. Areas designated for public service facilities will assume the designation of the surrounding land use district, if at the time of development the responsible public entity does not offer to acquire that area or the County does not require dedication of land for the public facility.
12. Where appropriate, higher density housing (i.e. Sabre City) should be provided in sufficient quantity to meet Housing Element goals while retaining and preserving existing single family residential neighborhoods.
13. Insure that the recommendations of the Housing Element are reflected in the Land Use Plan.
14. Consider land use alternatives separately from land ownership and land tenure.
15. Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas. On a County-wide basis, encourage in-fill of lands in cities and areas of the unincorporated portions of the county designated for urban uses before allowing the premature conversion of open space and agricultural lands.
16. Establish conservation and rehabilitation of existing areas as a priority.
17. Maintain strong design control of commercial and industrial areas with strict adherence to the Placer County Design Guidelines.
18. Establish a citizen design review committee, in the unincorporated area, as a means of assuring that future development is consistent with design standards and community desires.
19. Prevent strip commercial areas.
20. Encourage the redevelopment of existing substandard industrial development.

21. Discourage public services from expanding into areas with significant value as rural open space.
22. Maintain large parcel sizes in agricultural areas to both preserve and protect agricultural activity.
23. Encourage Williamson Act Agreements where appropriate.
24. Continue work in defining existing and potential flood problem areas.
25. Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding and prohibit the creation of new building sites within the floodplain.
26. Encourage development activities in areas of least environmental-sensitivity, and similarly, restrict from development activities those lands which are environmentally sensitive.
27. Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.
28. Continue to monitor and control existing land uses that could deteriorate air and water quality.
29. Review proposed developments for their potential adverse affect on air and water quality.
30. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities such as grading and road construction.
31. Promote taxation techniques that would allow property owners to preserve their lands as open space.
32. Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.
33. Review future developments using all available seismic data and taking into account recommendations from the Seismic Safety Element.
34. Allow for phased development of the Plan area as services become available.

35. Recognize that numerous properties within the Plan area are in the Williamson Act.
36. Protect the Roseville sewage treatment plant from encroachment by uses which are incompatible with the long-term operation of the plant.
37. Actively encourage and support efforts of adjoining jurisdictions to provide compatible land uses on borders of the Plan area.
38. Heavy industrial uses should be located to the eastern and southern portions of the industrial area. Light industrial uses, or industrial parks, should be considered on Pacific Fruit Express Road and on the western end of the industrial area.
39. Where industrial uses interface with residential uses, it shall be a requirement of the industrial landowner to establish buffering through the use of setbacks, landscaping, berms and structural screening.
40. All parcels which have a legitimate potential for being served by a public sewer shall not be divided into building site parcels which are less than 10 acres in area if individual onsite sewage disposal is proposed for sewage treatment.
41. The approximate 100 year floodplain designation for Dry Creek and its tributaries shall be revised and modified as additional information becomes available, or as changes occur in the Dry Creek watershed which should cause changes in the flow characteristics. The modifications shall also lead to changes in zoning so that the 100 year floodplain continues to lie within the Open Space/Greenbelt land use designation.
42. Require residential developers to provide frontage trees, on a per lot basis, with the goal of providing canopy coverage of a neighborhood's roads.
43. To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.

44. The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.

## IMPLEMENTATION

The Goals and Policies of the Dry Creek-West Placer Community Plan are implemented in several ways and with the use of many different types of planning tools. The land use section identifies various categories of land use (i.e., land use districts) as the first step in implementation of the Plan. The general plan designations are then more specifically defined through the adoption of precise zoning of each parcel in the Plan area. Also included herein is a chart, entitled "General Rules for Interpretation of the Dry Creek-West Placer Community Plan" (Table 5) which indicates the various zone districts which can be used to implement the respective Plan designations. In all cases, the zoning of property must be consistent with the Plan. For this reason, the zoning map has been prepared along with the Community Plan map.

The effectiveness of the Community Plan depends upon the degree to which its goals and policies are implemented. Along with zoning ordinances, several other programs are necessary to implement the Plan. Capital improvement programming to ensure that adequate infrastructure is available at the county and service district level is important, as will be the administration of subdivision ordinances, building codes, grading ordinances, design guidelines, and code enforcement.

Decisions made by private landowners will have the greatest impact of all on the character of the Dry Creek area. The goals, policies, and implementation measures of this Plan will hopefully guide such decisions and make possible a partnership approach to the development of the Dry Creek area.

The proposed land use plan has an ultimate population holding capacity of 15,000+ people (see Table 4). (This does not include additional density that may be assigned to the Planning

Reserve area.) This will more than accommodate the population projection of 5,500<sub>+</sub> for the year 2010, or even the highest projection of 10,000. Approximately 90% of this capacity is accommodated in the Dry Creek watershed; east of Watt Ave. to the south of Dry Creek; and east of Walerga Road, north of Dry Creek. A significant "Planning Reserve" area has been designated also within the Dry Creek watershed between Watt Ave. and Walerga Road, north of Dry Creek (See Map A, the Community Plan Land Use Map and Map B, the Zoning Map, located at the end of this Plan).

#### **DESCRIPTION OF LAND USE DISTRICTS**

There are eleven (11) different land use districts utilized in the Dry Creek-West Placer Community Plan. The following descriptions of these districts are intended to provide additional written statements regarding the purpose or intent of the designations as they have been applied to various properties within the Plan area.

TABLE 4  
 DRY CREEK-WEST PLACER COMMUNITY PLAN  
 PROPOSED PLAN SUMMARY

Assumptions/Data

- a) Calculations assume 2.7 people per dwelling unit.
- b) Reduction of 20% in potential dwelling units is used to reflect roads, public uses, undevelopable areas.
- c) Total Plan area is approximately 9200+ acres.
- d) Density ranges result from:
  - 1) Accounting for a density transfer off of the G.& O.S. areas
  - 2) Assigning density to the Professional Office (4 d.u./ac.) and Commercial (15 d.u./ac.) designations.
- e) Highest density within each general plan designation is used for these calculations.

Agricultural (80 ac. min.)	3610+ acres =	45 d.u.
Ag.-Planning Reserve (80 ac. min.)	800+ acres =	10 d.u.
Rural-Residential (2.3-10 ac. min.)	215+ acres =	93 d.u.
RLDR (1-2.3 ac. min.)	2155+ acres =	2155 d.u.
LDR (1-2 d.u. ac.)	798+ acres =	1596 d.u.
LDR - Dev. Reserve (1-2 d.u./ac.)	330+ acres =	660 d.u.
HDR (4-10 d.u./ac.)	71+ acres =	710 d.u.
Industrial	321+ acres	
Professional	22+ acres	
Commercial	62+ acres	
Greenbelt & Open Space	760+ acres	

Total d.u.	5269 x .80 =	4215 d.u.
Total d.u. with (a)	5919 x .80 =	4735 d.u.
Total d.u. with (b)	6199 x .80 =	4959 d.u.
Total d.u. with (a) & (b)	6849 x .80 =	5479 d.u.

- (a) If density transfer allowed off of G.& O.S. areas 650 d.u.+)
- (b) Assigning density to Professional (4 d.u./ac.) & Commercial (15 d.u./ac.)

Note: It is unlikely that the maximum densities permitted by the Community Plan and/or zoning will actually be achieved due to various policies contained in the Plan relating to subdivision design and preservation of open space/natural features.

a) Rural Residential - (RR)

The RR land use district is used exclusively in the extreme southwestern end of the Plan area, near the small communities of Riego and Elverta. It encompasses 215+ acres or 2.3% of the total Plan area. The RR district allows a range of densities from 2.3-10 acres per dwelling unit. Due to sewage disposal constraints, 1 unit per 10 acres is the recommended zoning.

The area encompassed by this district has been previously subdivided into parcels which range generally between 2 and 10 acres, with some smaller parcels still existing. Approximately 80% of the parcels currently have a single family home located on them. Public sewer and water service is not currently available to these areas, therefore the potential for future divisions of property will be dependent upon providing adequate water and the capacity/capability of the soils to accommodate on-site individual sewage disposal systems. Due to the lack of these and other services in the area, no greater densities can be supported than those permissible under the Rural-Residential land use designation.

b) Rural-Low Density Residential - (RLDR)

This Community Plan land use district covers more of the Plan area than any other, except the Agricultural district. It covers approximately 2,155 acres, or 23% of the Plan area. It is found mostly in a single large block of land bounded by Baseline Road to the north, Walerga Road to the west, Dry Creek to the south, and East Drive to the east.

The RLDR district permits a range of densities from 1-2.3 acre per dwelling unit, and thus could permit a total of up to 1,400+ dwelling units.<sup>3</sup> The area is approximately 25% built-out at the present time.

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3. The total potential dwelling units as stated in this Plan is calculated by dividing the total acres by the number of acres per dwelling unit and then reducing the figure by 20% to account for roads, public uses, etc.

The bulk of the existing homes and lots in this district are located between Baseline Road and Vineyard Road and are generally 1 or 2 acre lots. The use of this district is intended to allow additional development in the area without introducing a density which is incompatible with the existing development, and which will allow the rural character of the area to be maintained while also making the provision of necessary public services feasible. It will allow the development of a housing type at a density which is not found in the new developments occurring in Roseville and the Antelope area. This will help to ensure that the goal of providing a range of housing types and densities in the region, is met. This district represents a transition zone between clearly rural areas and large lot suburban projects found to the south. Judging from past developments in the area, and similar areas, it is believed that this will continue to be a popular and marketable density range.

Based on the design of specific projects and owner preference, lots in the 1-2 acre size range can provide for equestrian and small hobby farm use. Even at the higher density (1 acre) end of the range, the spacing between homes (setbacks) and limited grading necessary can help to preserve much of the natural landscape and topography of the area.

A large portion of the land in the RLDR district borders on Dry Creek (or its tributaries) and its associated woodlands. Due to other goals and policies of this Plan (see the Open Space and other elements) these areas along the waterways are to be preserved. As a tool to ensure that these goals are met, several undeveloped areas within the RLDR district include a land use intensity factor (-LUI) as a combining zone. This combining zone permits the property to be developed as a "planned unit development" (PUD) and in this case can result in density being transferred from otherwise undevelopable property (floodplain, riparian areas, woodlands, etc.) to adjoining land found to be suitable for development.

In a more general sense, Planned Unit Developments are encouraged in selected areas for the following purposes:

1. Preservation of natural resources/features (e.g., creeks, riparian areas, oak woodlands, scenic vistas, etc.).
2. Providing varying lot sizes where adjoining properties provide greater or lesser densities, in an effort to maintain land use compatibility where a need to have a transition zone exists; and to a lesser degree,
3. Increasing the opportunities for both active and passive recreational facilities such as nature trails, golf courses, or neighborhood parks to meet the needs of residents of the project and/or the general public;
4. Increasing the amount for open space within a project (this can result in greater area for ground water recharge).
5. Addressing special concerns in a given area such as noise impacts from adjoining heavily traveled roads (i.e., wide landscape buffers along roadways instead of sound walls).

In addition to the general purposes of allowing PUD's the intent of permitting such development is to be less restrictive in terms of lot size in order to provide flexibility to the land planner in the design of projects which can often result in greater compliance with the goals and policies of the Plan. In order to avoid an urban project appearance, minimum lot sizes, even in PUD's, in the RLDR district, should not be less than 20,000 sq. ft. In both areas, PUD's bordering on existing larger lot developments should be designed with the lot sizes adjoining these existing developments that are of comparable size. Such a design can create a buffer of larger lots between new developments and existing parcels. Similarly, any future projects adjoining the Roseville Wastewater Treatment Plant should be designed to provide a buffer between the plant and new development.

The Riego townsite has also been included in the RLDR district. Many lots currently exist in this area which are smaller than permitted by the implementing zoning. These will continue to be legal non-conforming parcels. However, due to the lack of public services and the problems experienced in the past with obtaining adequate sewage disposal area on these lots, it has been determined that no further divisions should occur to a size smaller than 10 acres until public sewers and a public water supply are available.

c) Low Density Residential - (LDR)

The LDR district allows for the greatest number of new dwelling units in the Plan area and, consequently, the greatest change to the existing rural environment. Approximately 1,128 acres or 12% of the Plan area is encompassed by this land use district. It allows for a range of densities from 1-2 dwelling units per acre or approximately 1/2-1 acre lot sizes and can accommodate in excess of 2,000 homes. It is less than 10% built-out at present.

The LDR district is found in two separate areas. Much of the land south of Dry Creek and north of the Sacramento County line is included in this district as is an area between the Roseville City limits and East Drive in the north-eastern portion of the Plan area. In the area adjoining Roseville, this district will provide a lower density transition area between the higher densities in Roseville, lower densities to the west, and commercial uses along Baseline Road.

To the south of Dry Creek and west of Walerga Road a large area (330+ acres) included in the LDR district, also has a "Development Reserve" (DR) designation attached to it. For several reasons it is believed that this "DR" area should be planned as a distinct unit and therefore subject to approval by the County of a "Specific Plan" which would address a wide range of issues relative to development. Much of the property in this DR area is encumbered with California Land Conservation Act

(Williamson Act) contracts which guarantee that the land will stay in agricultural use for a period of years. The landowners have filed "notices of non-renewal" meaning that the property will not be so encumbered after 1998. (In some cases land in this area will be out of the Williamson Act as early as 1992.) Also, the floodplain of Dry Creek in this area is exceptionally broad thus rendering a significant amount of land unsuitable for homes but, possibly useful for parks, golf courses, open space, or other recreational uses. The only cemetery in the Plan area also lies within this "DR" area. A need exists to expand this use and such an expansion should be included in any design for the area. As a tool to ensure the preservation of the floodplain and associated woodlands, density can be permitted to be transferred off of the floodplain and used on adjoining lands. In this area the result could be a significant increase in density on the lands which are found to be suitable for development. And finally, the land remains in relatively large parcels thus increasing the opportunity for cooperative planning for the ultimate and most appropriate use of the land. The Specific Plan process can address the issues of timing of development, provision of infrastructure, preservation and appropriate use of the floodplains, and placement of permitted density within the area. With a specific plan, this area should be considered as a whole and permit the relocation of commercial uses to the best possible location and still be considered compatible with the Community Plan. Also, minimum lot sizes in PUD's within the LDR district should not be less than 12-15,000 sq. ft. A small percentage of lots, up to a maximum of 20%, in any PUD in this district may be as small as 10,000 sq. ft.

The balance of the LDR district exists to the east of Walerga Road and south of Dry Creek. Some of this land is still in agricultural use (thus the LDR designation is intended as a long range planning designation) and developments at the permitted densities may be required to provide buffers between such

uses. The general character of the rolling terrain and oak woodlands should be maintained as the area develops. Tributaries to Dry Creek that pass through this area should also be preserved and incorporated into projects as a site amenity.

The potential exists for other land use conflicts in this area due to the Industrial properties to the east, higher densities to the south and southwest, the Roseville Wastewater Treatment Plant to the northeast, and school sites. In each case development must recognize these adjoining uses and plan appropriately for screens, buffers, setbacks, etc.

Within the LDR district, especially along Dry Creek, opportunities exist for planned unit developments. A large portion of the land in the LDR district borders on Dry Creek (or its tributaries) and its associated woodlands. Due to other goals and policies of this Plan (see the Open Space and other elements) these areas along the waterways are to be preserved. As a tool to ensure that these goals are met, several undeveloped areas within the LDR district include a land use intensity factor (-LUI) as a combining zone. This combining zone permits the property to be developed as a "planned unit development" (PUD) and in this case can result in density being transferred from otherwise undevelopable property (floodplain, riparian areas, woodlands, etc.) to adjoining land found to be suitable for development.

The purpose of allowing PUD's in this district is the same as described in the RLDR district. PUD's should not be considered unless they accomplish the stated goals of this Plan as well as the stated purpose for allowing PUD's and it must be recognized that the maximum density permitted by the zoning is not likely to be achieved due to various goals and policies of the Plan relating to open space, minimum lot sizes, setbacks, etc.

Adherence to the goals and policies of the Community Design Element of this Plan will play a major part in creating attractive, functional, neighborhoods within the LDR district.

d) High Density Residential - (HDR)

The Dry Creek-West Placer Community Plan includes only a minor amount of land for high density residential uses (such uses can also be permitted within commercial districts, however). Less than 1% of the plan area, approximately 71 acres, is included in this district.

The existing Sabre City Mobilehome Park makes up most of the area and currently contains 210+ homes. An area for expansion has been designated to the west and could accommodate 60-70+ additional mobilehome sites. The other area of HDR is located on the north side of PFE Road, opposite Antelope Road. This site is bounded on the north by drainageways and vegetated corridors that can serve as project amenities and buffers between industrial and lower density residential uses. This area comprises 16+ acres. This HDR area must be viewed as a long term use due to the current agricultural use of the property, and the fact that it is currently encumbered by a Williamson Act contract.

e) Industrial

The Plan includes approximately 300+ acres designated for industrial uses. This area is found in the southeast corner of the Plan adjacent to Roseville and Sacramento County along the Southern Pacific Railroad, Pacific Fruit Express Road, Atkinson Road and adjoining the Roseville Wastewater Treatment Plant. For the most part the industrial uses currently found in the area are on small parcels or where they are larger, are related to auto wrecking operations. The continued development of the small lot industrial uses can provide space for contractors, suppliers, and specialty industries that are not found elsewhere due to the difficulty in finding suitable space without land use conflicts. A general improvement in the development standards and appearance of these industrial areas will be beneficial to the area.

Along Antelope Road, south of PFE Road, large industrial parcels exist which afford an opportunity to set a new standard for development and create large buffers between this area and

the LDR area to the west. In addition, a wooded drainageway passes through this industrial designated property and should be retained and, where possible, included as a project amenity. To the north of PFE Road, in this same area, the wooded drainageway continues, and in this case is intended to act as a natural buffer between industrial and low-density residential uses. Industrial uses must not adversely affect the wooded corridors that pass through this area, thus setbacks, runoff water quality, and other possible factors must be considered in project review for the areas.

In the extreme southwest corner of the Plan area a small additional industrial site has been included. In this case the industrial designation is intended to allow the reuse of currently vacant chicken ranch buildings on the property for such uses as storage, warehousing, mini or self storage, cabinet maker or carpenter shop and storage, building trades contractor's shop and storage (plumbing, electrical, framer, drywall, tile, carpet, painter, and similar uses); television and electronics repair and storage, print shop, machine shop, repair of farm implements, trucks, autos, or boats, if conducted completely within a building; growing of nursery stock and plants either inside or outside a building, or similar uses if approved by the Planning Director.

f) Commercial (C) and Professional (P)

Commercial areas are identified in five different and distinct places. They have been strategically located to provide commercial services to the existing and future residents of the Plan area and in some cases, to those using the major transportation corridors which pass through the area. This will help to reduce total vehicle trips and miles traveled as well as encourage pedestrian and bicycle access.

Strict design control of the commercial and professional office uses, which go into these areas, will make them positive features of the community, while they provide necessary and

desirable services. Such commercial centers will also create local jobs and generate revenue for the private as well as public sector. The design of these areas must clearly tie the commercial and public uses to the residential community through pedestrian access, building orientation, building scale, parking layout, etc.

The commercial areas are located as follows:

1. 14 acres on the south side of Baseline Road (Main Street) both east and west of Brady Lane. (Opposite the "Brickyard" commercial development in the City of Roseville on the north side of Baseline Road.);
2. 15+ acres at the southeast corner of Antelope road and PFE Road intersection;
3. 20+ acres at the Walerga Road - PFE Road intersection;
4. 14+ acres on the east side of Watt Ave. at PFE Road; and
5. 1+ acre at the Sutter County line and Baseline Road which contains an existing mini-mart.

Areas 3 and 4, as identified above, are a part of the larger area identified with the Development Reserve (-DR) combining zone. As a part of a Specific Plan for this area (which is required by the -DR zone) the relocation of all or part of the commercial areas can be considered and if approved as a part of such a Specific Plan, shall be considered compatible and consistent with this Community Plan. Innovative designs which include a commercial core in a larger project are encouraged and allowed through the specific plan process discussed earlier.

Two professional office areas have been designated in order to allow an opportunity for small office-park developments which could meet the service needs of the area and in some cases to provide buffers of less intense uses between commercial and residential properties.

The professional office areas are located as follows:

1. 11+ acres on the west side of Watt Ave. at PFE Road.;
2. 10+ acres at the southwest corner of Antelope and PFE Road.

g) Greenbelt and Open Space - (G. & O.S.)

A significant portion (750+ acres) of the Plan area is within the G.&O.S. designation. The retention of this area as open space is a major goal of the Plan and is critical to the development of the Plan area into a desirable living environment. Its preservation relates to the Conservation Element, many of the environmental goals and policies, the Community Design Element, Parks and Recreation, Transportation, Safety, and in fact to every part of the Dry Creek-West Placer Plan.

The major G.& O.S. area is identified as the approximate 100 year floodplain of Dry Creek and its tributaries. It varies in width from 600 to 1800+ feet and includes several drainageways which flow into Dry Creek. These, often heavily wooded tributaries, will improve the design of subdivisions adjoining them, and act as buffers between uses in many cases. PUD's will be expected to use these areas as open space with adjoining recreational areas.

Dry Creek, due to its wide floodplain and heavily vegetated character, serves as a major feature of the Plan area. To the east, it separates the LDR and RLDR areas. To the west of Walerga Road, the creek separates the continuing agricultural uses to the north from the urban and suburban uses to the south. This buffer area should be maintained in order to provide protection to the agricultural uses and residential uses alike. It helps to define the areas expected to develop first.

Due to the nature of the floodplain in some areas, opportunities exist to provide recreation facilities, both public and private, in this area.

Locations for public parks, including active playfields and passive nature areas, have been designated within the G.& O. S. areas. Portions of a golf course could be provided, especially towards the west end of Dry Creek to the south, where the floodplain reaches its maximum width and is largely open and unwooded. Access to the subdivisions adjoining the creek, as well

as to the recreation facilities and natural areas, will be provided from the parallel roads designated in the Community Design Element. These roads will serve several purposes, they will first, however, define the G.& O.S. area and provide security, protection and access. The proposed trail system is largely focused on the Dry Creek corridor.

The importance of the protection of the floodplain for all of the reasons stated in the Plan, is considered to justify the transfer of density off of portions of property within the floodplain to developable portions outside of the 100 year floodplain to the south. In this sense the G.& O.S district is an overlay district. The adjoining land use districts, LDR, shall be considered to extend to the centerline of Dry Creek for the purpose of calculating the maximum density available to be transferred out of the G.& O.S. district. It is recognized that this can result in greater densities than otherwise permissible, but as a tool to ensure protection of this important resource it can be invaluable.

The open space designation depicting the Dry Creek floodplain shall be modified as additional information becomes available on the flow characteristics of the creek. Furthermore, individual requests for development adjacent to the floodplain shall be required to provide accurate information regarding the specific location of the 100 year flood elevation.

h) Agricultural - (Ag)

The agricultural designation covers much of the western-most portion of the Plan area. Approximately 4,425+ acres or 47% of the Plan area has been included. As discussed earlier, there are many reasons for the retention of this portion of the Plan in its Agricultural designation (the area is currently designated Agricultural - 80 acre minimum in the Placer County General Plan). Farming, grazing, and open space uses are expected to continue in this area. At present several Agricultural Preserves (C.L.C.A.) exist in the area and immediately to the north, across

Baseline Road, several additional Agricultural Preserves exist. Based on policies previously adopted by the County in the Agricultural Element of the General Plan, these agricultural properties should not be subject to pressures from the development of adjoining properties as this can lead to the premature conversion of these lands to non-agricultural uses. Some of the agricultural preserves in this area will be out of the Williamson Act approximately 10 years from now due to the fact that "notices of non-renewal" were filed in 1988 and 1989. The others will remain in the Williamson Act indefinitely.

The 80 acre minimum parcel size is retained in this agricultural area to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships so that future options in the area are maintained. This will also serve to minimize the demand for public services. This area has the potential of being significantly affected by the proposed Hwy. 102 Transportation Corridor, which is now under study by the California Department of Transportation. It is unlikely that any new transportation corridor such as Route 102 will be constructed for at least 10-20 years.

i) Agricultural - Planning Reserve (Ag. - PR)

Approximately 800 acres of the area discussed in the Agricultural district is also included in a Planning Reserve district. This area is located within the Dry Creek watershed to the north and west of Dry Creek. It is identified as an area which can be served with the same infrastructure that will serve the area to the east designated for development in the short term.

For infrastructure planning purposes, in the area of the Dry Creek watershed north and west of the creek, a range of density from 1 dwelling unit per acre to 5 acres per dwelling unit has been assumed. The 1 acre minimum was used as it is compatible with the densities permitted to the east of the Planning Reserve area and on the north side of Dry Creek, while the 5 acre minimum

was identified as a rural-residential density which is compatible with the agricultural areas to the north and west. (See policy 2, page 26 and the Agricultural Element of the Placer County General Plan.) Due to its location adjacent to the agricultural areas to the north and west, the Planning Reserve designation is used in this area of the Plan to indicate lands to be planned for future development, but within a longer term time-frame than the other areas to the east. This is a planning tool to help assure that development occurs in a logical, organized pattern which increases the ability to ensure that public services and infrastructure are provided as development occurs and with the greatest efficiency possible. Substantial new development in the areas to the east and south of the PR area should occur before this area is considered ready for development. Timing of development in this way will maximize the protection given to the larger agricultural areas to the west, assure the logical extension of public services from existing developed areas out, and allow market demands and pressures to demonstrate the type of development that may be best suited for the Plan area. The precise types of land use will be determined either at the time this Community Plan is updated or as a result of the submittal and approval by the County, of a "Specific Plan" for the Planning Reserve area. Such a "Specific Plan" must address essentially all issues relative to development of the area including financing of infrastructure and is governed by state law (Government Code Section 65450) and County policy. This process will ensure that the county retains maximum control over both the timing and type of development that occurs in this area.

(See Table 5 for a description of the permissible zone districts in each General Plan Designation.)

TABLE 5  
GENERAL RULES FOR INTERPRETATION  
DRY CREEK-WEST PLACER COMMUNITY PLAN

<u>General Plan Designation</u>	<u>Zone District Permitted</u>
Low Density Residential	Open Space, Single Family Residential, Agricultural Residential, and Development Reserve
High Density Residential	Single Family Residential, Medium Density Multiple Residential, Open Space, and Residential-Professional Offices
Rural-Low Density Residential	Open Space, Single Family Residential, and Agricultural Residential, Farm, and Development Reserve
Rural Residential	Single Family Residential, Farm, Open Space, and Agricultural Residential
Planning Reserve	Farm, Open Space, Agricultural Residential, Development Reserve
Commercial	Medium Density Multiple Residential, Neighborhood Commercial, General Commercial, Heavy Commercial, Shopping Center, Highway Service, and Residential-Professional Offices
Industrial	Industrial, Industrial Park, Limited Industrial
Greenbelt and Open Space	Open Space, Farm
Agricultural	Farm, Open Space, Agricultural Residential.

Combining zones, such as Design Control (-Dc), Agricultural (-A), minimum building site (-B), and land use intensity (-LUI), may be added to any other zone district which is otherwise permitted.

Note: Zone districts are found to be consistent with the General/Community Plan where they are found in this chart and the density (expressed as a minimum lot size in some cases) does not exceed that permitted in the Community Plan text or land use map. Larger minimum lot sizes than shown on the land use map are found to be consistent with the Plan because they allow for future actions consistent with the Plan.

## C. COMMUNITY DESIGN ELEMENT

Purpose: It is the intent of the Dry Creek-West Placer Community Plan-Community Design Element to recognize that design elements, incorporated into projects within a developing area, can make a significant difference in the way in which an area is perceived. This element attempts to recognize those positive features which characterize the Plan area and then to specify standards for site development which will result in the overall enhancement of the aesthetic character of the community as well as assist in the implementation of the Goals and Policies of the Plan.

Use of these guidelines/policies in future project approvals will advance these objectives through the creation of a consistent high quality character of development. These policies and guidelines include as major components: streetscape concepts, setback and buffer areas, orientation to and preservation of natural features, relationships of building forms and materials, a unifying landscape concept, and a unifying project identification concept. Combined, these elements will provide a sense of identity to the Plan area which will complement existing and surrounding land uses, while at the same time set the Dry Creek area apart from the typical residential type of development now being constructed in the Antelope and City of Roseville areas.

This element must be considered in the context of all of the other Community Plan elements. The Land Use, Recreation, and Transportation/Circulation Elements contain design policies and programs which make up an integral part of the overall Community Design Plan.

### Community Design Goals and Policies

#### GOALS

1. THIS PLAN STRIVES TO PRESERVE THE NATURAL LAND FORMS, NATURAL VEGETATION, AND NATURAL RESOURCES OF THE AREA AS MUCH AS POSSIBLE, WHILE ALSO RECOGNIZING THE DELETERIOUS EFFECTS OF INTENSE DEVELOPMENT IN THE SURROUNDING AREAS.

2. IT IS A GOAL OF THE PLAN TO ENCOURAGE AND SUPPORT PROJECTS WHICH EXEMPLIFY GOOD DESIGN CHARACTERISTICS WHEN JUDGED AGAINST THE GOALS AND POLICIES OF THIS PLAN AS WELL AS OTHER APPLICABLE DESIGN AND LANDSCAPE GUIDELINES.
3. THE PLAN ENCOURAGES THE DEVELOPMENT OF COMMERCIAL PROJECT DESIGNS THAT CONTAIN ELEMENTS WHICH COMPLEMENT THE MORE RURAL CHARACTER OF THE AREA, I.E. LOW BUILDING SILHOUETTE, LARGE SETBACKS, EXTENSIVE LANDSCAPING AND A PEDESTRIAN ORIENTATION.
4. AN ADDITIONAL GOAL OF THE PLAN IS TO ATTRACT INDUSTRIAL USES IN AREAS SO DESIGNATED WHICH CAN PROVIDE ADEQUATE BUFFERS FROM DIFFERENT USES.
5. IT IS A GOAL TO MAINTAIN THE HEAVILY VEGETATED CORRIDORS THAT EXIST ALONG CIRCULATION ROUTES TO PRESERVE THEIR RURAL NATURE AND THEIR VALUE AS NATURAL NOISE BUFFERS.
6. IT IS A GOAL TO CREATE RESIDENTIAL DEVELOPMENT WHICH ALLOWS THE FOLLOWING ELEMENTS: HUMAN INTERACTION, BICYCLE AND PEDESTRIAN CIRCULATION, AN APPROPRIATE RELATIONSHIP TO EXISTING DEVELOPMENT IN THE AREA, AND THE CREATION OF A NEIGHBORHOOD IDENTITY AND/OR FOCUS (I.E. PARKS, SCHOOLS, NATURAL OPEN SPACE AREAS, CREEK SITES OF HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE, ETC.).
7. IT IS A FURTHER GOAL TO BRING PROPERTIES IN THE PLAN AREA INTO COMPLIANCE WITH THE COUNTY'S RESTRICTIONS ON COMMERCIAL VEHICLE STORAGE, OPEN STORAGE, AND OTHER NUISANCE/PROPERTY MAINTENANCE TYPE ORDINANCES, TO IMPROVE THE GENERAL APPEARANCE AND LIVABILITY OF THE AREA.
8. A MAJOR GOAL OF THE PLAN IS TO UTILIZE AND IMPROVE THE DRY CREEK ENVIRONS AS A FOCAL POINT OF EXISTING AND NEW NEIGHBORHOODS TO BE CREATED IN THE AREA THROUGH THE PLACEMENT OF PARK FACILITIES, ROADWAYS, TRAILS, INTERPRETIVE AREAS, VISIBILITY, ETC.

## Policies

1. Wherever possible, natural features should be retained as buffers between different, potentially incompatible uses. Where natural features are not available, landscaped buffer yards shall be provided to minimize the adverse effects of higher intensity uses upon lower intensity uses.
2. Planned unit developments (PUD's) are encouraged as a means of designing project which best fit the natural landscape, and where the area and specific site lend themselves to such development.
3. Preservation of natural features, noise exposure, road access, and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or total number of lots, will ultimately be determined by these factors. The development of the maximum number of lots permitted by the zoning will not be possible in most cases due to these and other design considerations required by this Plan.
4. Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses which are designated for the area without:
  - a) creating a feeling of overcrowding;
  - b) creating measurable negative environmental impacts;
  - c) creating the need for variances to ordinance requirements such as setbacks, lot size, height, length-to-width ratios, etc.;
  - d) violating the goals and policies of this Plan;
  - e) violating the intent of the Plan to create a type of living environment different from that found in the surrounding Antelope and Roseville areas.
5. Where a development permit/approval is sought adjacent to an agricultural operation/land use category, protection of agricultural operations shall be provided by the establishment of a man-made or retention of a natural buffer be-

tween the agricultural land use and the proposed use. This buffer shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland. (See policy 23, Placer County General Plan - Agricultural Element.)

6. Commercial and residential structures should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage.
7. Non-residential buildings shall generally be of small or moderate size. (Portions of the industrial area can accommodate larger buildings.) Where groups of buildings are used they should be connected by plazas, terraces, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.
8. Avoid the creation of new commercial areas along Baseline road, west of Brady Lane in order to prevent strip commercial development conflicting land uses, and areas of additional traffic conflicts, etc.
9. Night lighting, visible from the exterior of buildings shall be limited to that necessary for security, safety, and identification.
10. Projects within the Plan area will comply with: the Placer County Landscape Guidelines, the Placer County Design Guidelines, and the specific design guidelines contained in the Plan. Where more specific and/or more stringent guidelines are found herein, these shall apply.
11. Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate the use of native plant materials is encouraged. Landscaping materials provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.

12. Large, bulky, and unscreened structures shall be discouraged, particularly if they are visible from the road.
13. The use of natural materials (i.e. wood siding, brick, block, and field stone) is required. Primary exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the natural background is encouraged.
14. Where possible preserve native trees and support the use of native drought tolerant plant materials in all revegetation/landscaping projects.
15. In place of sound wall construction, require, wherever possible, the use of greater setbacks to provide a scenic corridor for all parcels fronting on all the major circulation routes (2, 4, or 6 lanes of traffic). Long expanses of sound walls are not consistent with the desired character of the Plan area and the use of open space setbacks and landscaping instead, will be a major difference between this area and surrounding areas to the north and south. (See the Noise Element for information on the setbacks necessary to achieve acceptable noise levels without any other sort of mitigative technique.)
16. Require the dedication of sufficient road right-of-way as outlined in the Circulation Element and as needed to provide all the roadside amenities required herein.
17. Require the construction of bicycle, pedestrian, and equestrian trails as provided in this Plan and use the policies of the Placer County Bikeways Master Plan in determining routes and trail type for areas not depicted on the Plan Trails map but still required to satisfy the policies of this Plan.
18. Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.

19. Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of neighborhood design.
20. Where residential development is proposed adjacent to Dry Creek, design it in such a way as to place streets and open space, not backyards, next to the riparian areas in order to enhance the creekside and neighborhood environments as well as providing a sense of ownership and to permit public access to this important resource.

#### Implementation

In order to provide additional information to assist in the implementation of the Community Design Element, several policies are more specifically addressed in the following pages, in primarily graphic form (see Figures 2, 3, 4, 5 and 6). The architectural standards/guidelines for commercial and industrial structures are contained in the Placer County Design Guidelines, while site landscaping concepts are contained in the Placer County Landscape Guidelines.

Of particular importance to the Dry Creek Plan area are the issues identified as Goal #8 and Policy #20 of the Community Design Element, therefore some additional detail regarding the design treatment of Dry Creek and its tributaries is provided. In this region of California there are many examples of creeks which have been sandwiched by residential backyards. In the worst cases they have been stripped of vegetation, straightened, smoothed off, and made more efficient for flood protection. In addition these sterile waterways are often hidden from view. In other cases, the creeks and immediate surroundings have been preserved and even enhanced with parkways and landscaping yet still fenced off and tucked away.

People who live behind the creek access road fences, and they will tell you plenty about their loss of privacy and

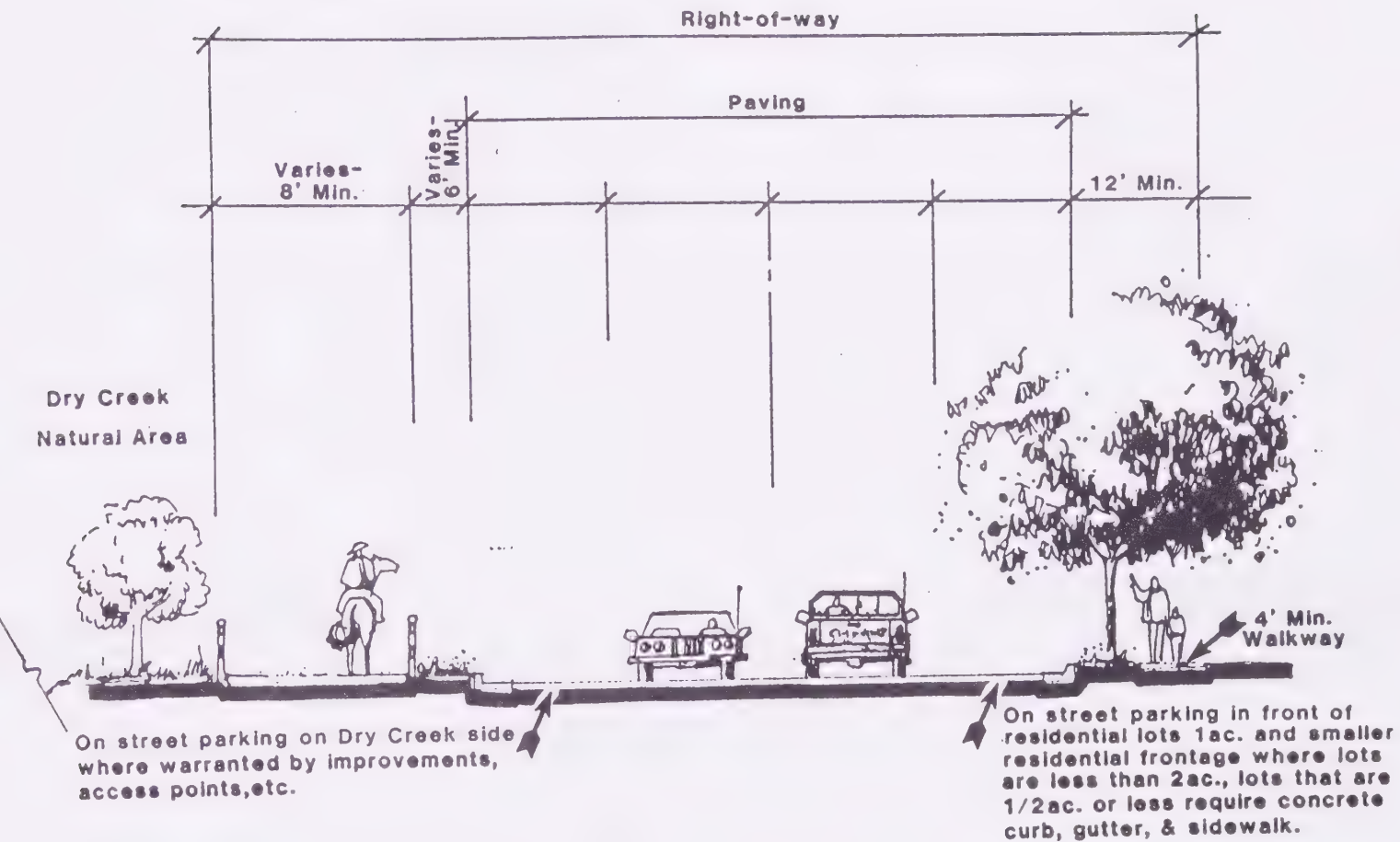
security. Motorcyclists, vandals and other intruders often find the hidden channels to be perfect corridors for illegal and disruptive activities.

The challenge is to design future creekside developments which will eliminate those problems and create a whole new set of social and environmental advantages. Use of parallel streets as proposed for the area, or in some cases loops, would do just that, while still providing protection from flooding and avoiding privacy and security problems for residents. The following sketch (Figure 3) depicts the suggested design concept for the Dry Creek corridor. This design will further have the effect of generating a sense of community stewardship and ownership. This is important in order to maintain the integrity of the areas as a secure, safe, open space amenity.

The Circulation/Trails Plan includes these parallel roadways, however they must not be viewed as a strict requirement for parallel roads connecting all of the north-south roadways in the Plan area. Where existing development makes such a system impossible, loop roads that connect through development projects will serve the intent of this section, so long as lots are not designed to back up to the Dry Creek corridor. A conceptual example of how the area between Walerga, Cook Riolo, P.F.E., and Vineyard roads could be designed to accommodate such a system is included on page 61, and is labeled "Community Design Element Conceptual Land Use Plan Dry Creek Corridor."

FIGURE 2

Ref: Placer Co. Land Development Manual.

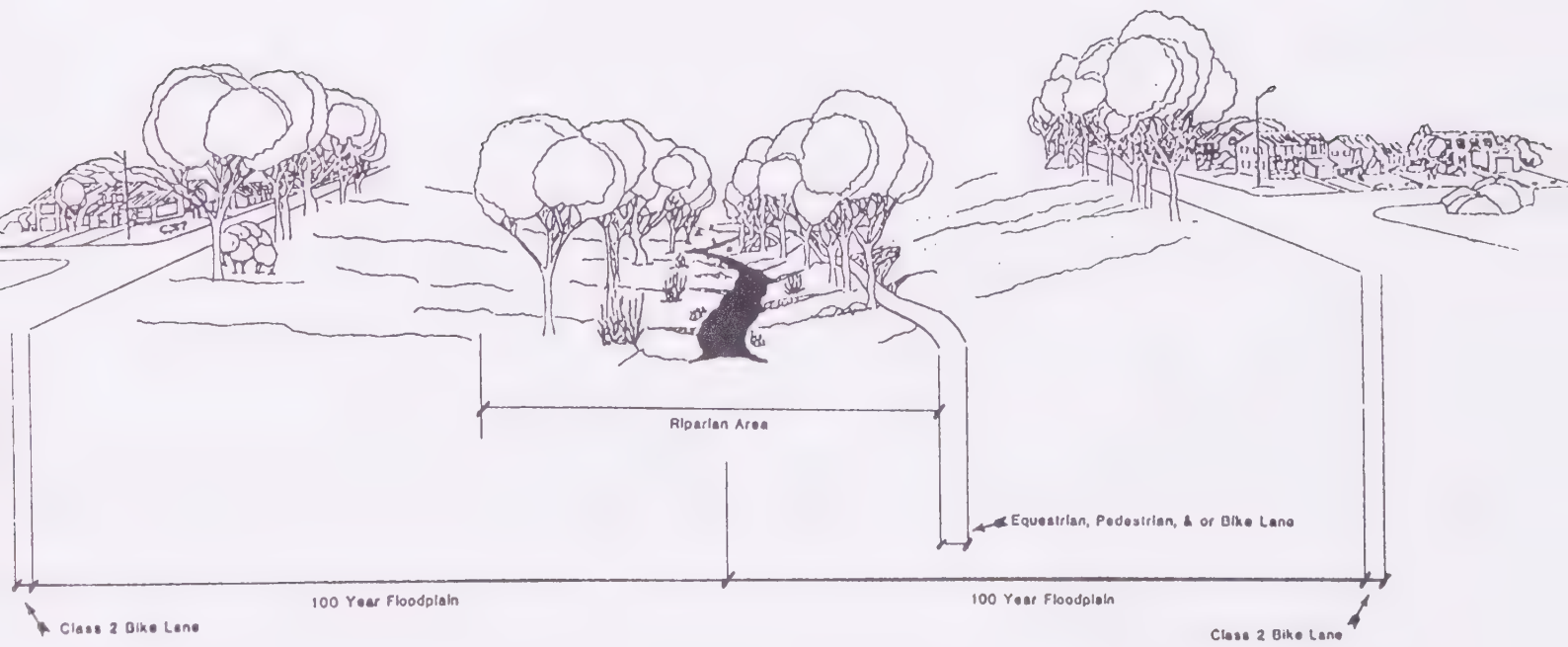


TYPICAL SECTION ALONG DRY CREEK / NATURAL AREAS PERIMETER ROADS

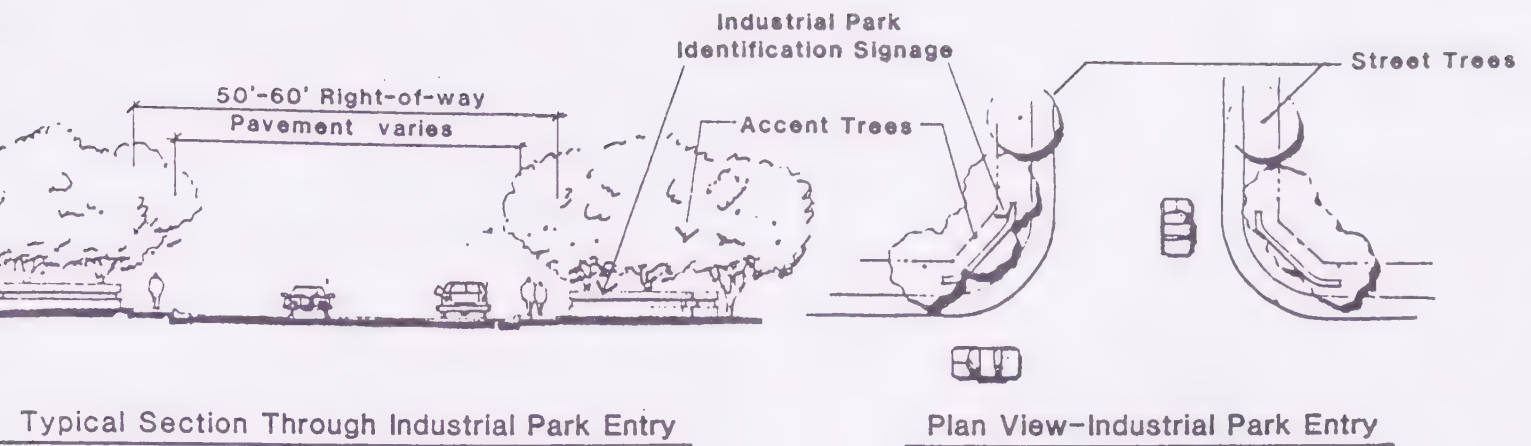


FIGURE 3

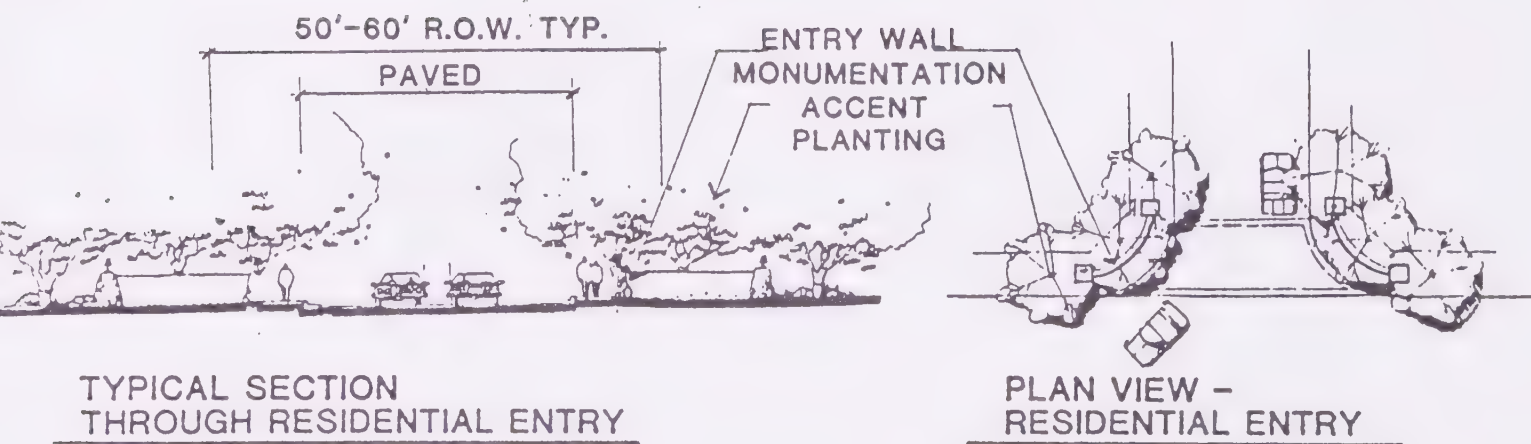
### DRY CREEK OPEN SPACE CORRIDOR







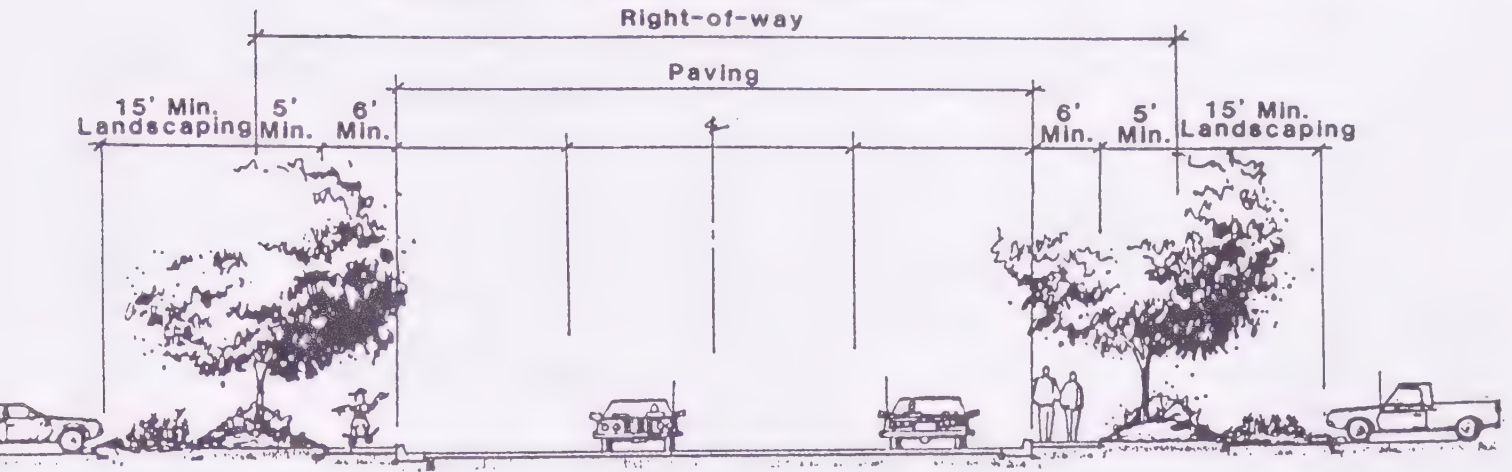
## INDUSTRIAL PARK ENTRY TREATMENT



## RESIDENTIAL PROJECT ENTRY TREATMENT

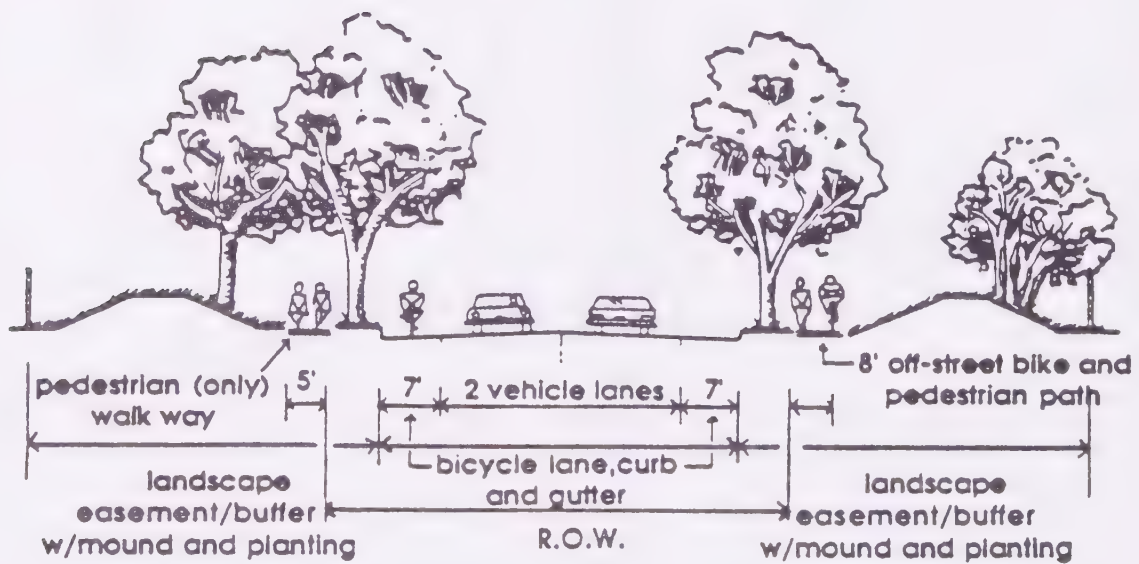


Pavement and right-of-way width vary with number of through lanes, turning lanes, on-street parking, amount of development served by street, sidewalk/trail width, width of landscape area, etc.  
 Ref: Placer Co. Land Development Manual.



### TYPICAL SECTION COMMERCIAL AND INDUSTRIAL STREETS

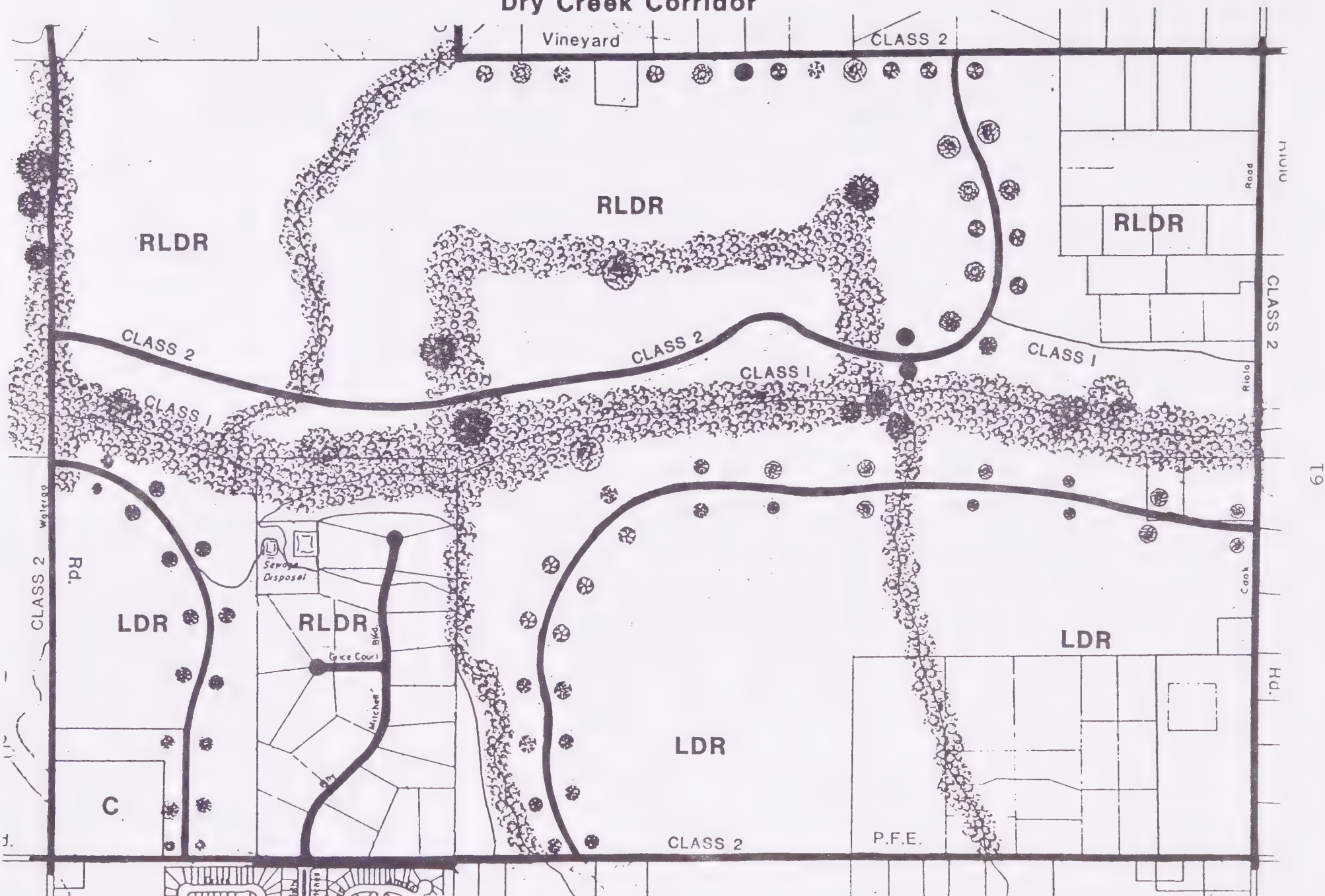
Figure 6



### TYPICAL SECTION RESIDENTIAL STREET



# Community Design Element Conceptual Land Use Plan Dry Creek Corridor\*



\* Ref. policies 8 & 20.



Residential, commercial and industrial projects, to be built in the Plan area, can add to the appeal and character of the area through the creation of a series of uniform entry treatments, and compatible streetscape designs. Figures 4, 5 and 6 illustrate entries and streetscapes that should be incorporated into project design within the Plan area.

Policy #15 refers to scenic corridors, noise setbacks and soundwalls. This policy is important to the creation of an environment in the Plan area which has a different and more open feeling and appearance than that found within neighboring communities. In some cases, the maintenance of setbacks, which are large enough to create acceptable exterior noise levels in residential projects, may result in excessive open and unmaintained corridors along roadways. Although typical soundwalls are not to be permitted, a combination of landscaping, earth berms, setbacks, and fences may be used to accomplish the various goals and policies of the Plan. Figure 6 illustrates one way in which such a bufferyard could be designed.



#### D. PUBLIC SERVICES

Purpose: This section recognizes the interrelationships between land use planning and the orderly provision of public services by providing a common set of goals and policies for all public service agencies.

This section identifies the recommended methods by which necessary public services will be provided. This discussion is particularly important in this Plan area due to the lack of adequate existing infrastructure to accommodate new development. Much of the information contained herein is derived directly or indirectly from the "West Roseville Public Facilities Plan" January, 1989, prepared by Psomas and Associates under contract to Placer County. That document, in its entirety, is considered a technical appendix to the Dry Creek - West Placer Community Plan and it should be recognized as providing alternatives for consideration. Alternative financing programs as well as alternative methods of providing basic services are discussed therein.

##### General Public Service Goals and Policies

##### GOALS

1. PUBLIC SERVICE AND FACILITIES MUST BE AVAILABLE TO SERVE THE NEEDS CREATED BY THE PRESENT AND FUTURE DEVELOPMENT WHICH OCCURS IN THE PLAN AREA.
2. MAINTAIN THE MOST FEASIBLE AND ACCEPTABLE BALANCE BETWEEN ADEQUATE PUBLIC SERVICES, COSTS OF PROVIDING THOSE SERVICES AND PROJECTED DEMAND.
3. PREVENT THE COMMITMENT OF LAND USE THROUGH PREMATURE PUBLIC SERVICE FACILITY CONSTRUCTION.
4. MAKE URBAN SERVICES AVAILABLE ONLY TO THOSE LANDS WHICH, UNDER THE LAND USE PLAN, WILL NEED THEM.
5. INSURE THAT THE RATE OF DEVELOPMENT SHALL NOT EXCEED THE CAPACITY OF COUNTY, COMMUNITY, SPECIAL DISTRICTS (INCLUDING SCHOOL DISTRICTS), AND UTILITY COMPANIES TO PROVIDE ALL NEEDED PUBLIC SERVICES IN A TIMELY, ORDERLY, AND ECONOMICALLY FEASIBLE MANNER.

## Policies

1. Coordination of city, county, and district public works planning and land use planning are essential. A major problem is to design major water, sewer and road extensions, intended to serve urban areas, in such a way that they do not also serve intervening non-urban areas, and thereby encourage their urbanization.
2. Relate the financing base to the areas or people served. This can be done in several ways: (a) adjusting taxing agency boundaries to areas served; (b) greater use of service charges rather than property taxes where "a" is not feasible; (c) charging the full cost of the local component of adequate sewer and water facilities to the local area or development, with no subsidy from the service agency as a whole (this is generally the practice already); and (d) use of zone charges/fees to reflect different service levels (this may be relevant to storm drainage, parks and recreation, fire protection and sheriff's services).
3. Discourage over-development of facilities, services, and systems in advance of demand to insure that no inequitable financial burden is imposed and to prevent the commitment of land use through premature public facility construction.
4. Ensure that adequate services will be available for proposed development before granting approvals.
5. The County or other public entity should be responsible to operate sewer, water and major drainage services, not a developer or private landholder.
6. Ensure, through cost-benefit studies, that new development does not place undue burdens upon existing public services.
7. Consider mitigation measures from new development to reduce impacts on local services, i.e., schools, parks, etc.

## Sewage Disposal

GOAL: TO PROVIDE SEWAGE DISPOSAL FACILITIES WHICH WILL SERVE THE DRY CREEK-WEST PLACER AREA'S PROPOSED DENSITY OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND PUBLIC USES IN A WAY WHICH PROTECTS THE PUBLIC FROM ANY ADVERSE WATER QUALITY OR HEALTH IMPACTS.

## Policies

1. Require all new commercial, industrial, institutional, and residential subdivisions to install and connect to a public sewer system.
2. Allow only the number of new on-site sewage disposal systems in the rural areas which, on a cumulative basis, can be accommodated without an adverse impact on ground or surface water quality.
3. Provide for the phasing out of the existing two wastewater stabilization ponds which currently serve the Sabre City development, through connection of that system to a regional sewer system.
4. Adopt and implement a financial plan that will construct the wastewater collection, treatment, and disposal facilities needed to serve the Dry Creek-West Placer area.

## Discussion/Implementation

Due to poor soil conditions and ground water contamination problems, the Placer County Health Department has mandated that all development in the Dry Creek-West Placer Plan area, with individual lot sizes less than 7 acres, should be connected to a public sewer system rather than using individual soil disposal systems. The Plan proposes a configuration of land densities that will generate grouped or clustered areas of development that will require public sewer. These densities start adjacent to the Roseville City limits and extend to the west to the boundary of the Dry Creek watershed. The Plan then proposes a change to very large agricultural parcels continuing west to the Riego area and the Sutter County line. It is assumed, therefore, that most of

the new parcels proposed will be on parcels smaller than 2.3 acres, thus requiring public sewers. It is also assumed that the large acreage parcels to the west would continue to receive wastewater service through individual soil disposal systems.

#### Availability of Public Wastewater Treatment and Disposal Systems

In 1988, realizing that any proposed increase in density in the Plan area would require a public sewer system, the Placer County Community Development Department - Planning Division hired the Engineering firm of Psomas and Associates to prepare a Facilities Plan to study the needs for Wastewater Treatment and Disposal, Water Supply and Drainage. That "West Roseville Public Facilities Plan" was published in January 1989 and is hereby referenced by this report.

Conceived before the proposed Plan was developed, the Facilities Plan studies the wastewater needs for two plans as follows:

PLAN "A"	4,847 Dwelling Units
PLAN "C"	10,767 Dwelling Units

It can be noted that Plan "A" closely matches the dwelling units proposed in the Proposed Plan and Plan "C" closely matches the dwelling units in an Alternative Plan "X" discussed in the Plan E.I.R. Therefore, it is assumed that the conclusions developed in the facilities plan can be considered valid for this report.

The facilities plan studies three Wastewater Treatment and Disposal options for the Dry Creek - West Placer area and selected the following as the most feasible:

Alternative 1: Connection to the Sacramento Regional Wastewater Treatment Plan (SRWTP) by the extension of a Sacramento County Sewer Interceptor into Placer County; the buy-in, by Placer County, into the proposed expansion of Sacramento County's existing Sewer Interceptor system; and the buy-in, by Placer County, into the Sacramento Regional Wastewater Treatment Plant.

FIGURE 7

POTENTIAL GRAVITY FLOW AREA - ROSEVILLE WASTEWATER TREATMENT PLANT





Alternative 2 reviewed, but not recommended by the "Study", looked at connection to the Roseville Regional Wastewater Treatment Plant by the construction of new sewer interceptors. Due to the topography of the area, closest to the Roseville Plant, the easternmost portion of the Plan area (see Figure 7 preceding this page) can be served by gravity flow lines to this treatment facility.

Consideration should be given to providing service to these areas by the City of Roseville's Plant.

### Water Supply

GOAL: TO PROVIDE A SOURCE OF TREATED AND UNTREATED SURFACE WATER FOR ALL FUTURE DEVELOPMENT IN THE PLAN AREA INCLUDING AGRICULTURE.

### Policies

1. Require that a new surface water source for domestic use be developed along with the first new residential development in the Plan area and ensure that all future commercial, industrial, residential, or public use provide for the extension of such a system.
2. Encourage continued and potentially increased agricultural activities on agricultural lands by providing reasonably priced surface water for irrigation.
3. Monitor area wells for quality and quantity as the surrounding area continues to develop and impacts present residents.
4. To encourage water conservation wherever possible.
5. Where possible, identify possible groundwater recharge areas and retain these as valuable open space necessary for the continued conjunctive use of groundwater.
6. Detained peak runoff or flood flows should be used for purposes of aquifer recharge in order to attempt to maintain the level of available groundwater.

## Discussion and Implementation

Existing water supply within the Plan area consists of mostly private wells. As the Plan area develops, a public water system will be required to meet increasing water demands. Estimated maximum demand, at build out for the proposed Plan, is 11.21 million gallons per day (MGD). The region generally to the west of Watt Avenue which is planned for mostly Agricultural development should continue to use groundwater for their water supply.

Depletion of the groundwater basin in and around the Plan area has created concern about continued use of groundwater for public water supply. Further drawdown of the water table in the area could create increased costs for pumping as well as deterioration of the groundwater quality. Therefore, a long-term, consistent surface water supply with the reasonable conjunctive use of groundwater is the best alternative for the Plan area. (West Roseville Public Facilities Plan - June 1989).

### Long-Term Water Supply

The apparent best long-term alternative project for water supply is wheeling PCWA water from Folsom Lake through the City of Roseville Water Treatment Plant (WTP). The proposed project will provide a long-term surface water supply to the Dry Creek-West Placer area and is the most cost effective alternative.

Components of the recommended project include construction of a new primary pumping plant at Folsom Dam, construction of a new raw water transmission line, expansion of the City of Roseville WTP, upsizing of proposed City of Roseville water transmission mains, and construction of a water distribution system in the Plan area.

Short-Term Water Supply Phasing: PCWA anticipates using a phased approach in order to supply water to the Plan area during the initial stages of development. This phased approach would

provide a short-term water supply until the long-term water supply project can be completed. The short-term water supply would include:

- . Use of the extra capacity of an expanded Water Treatment Plant in order to supply treated water to the Plan area through the proposed intertie between the PCWA and City of Roseville water systems.
- . Conjunctive use of groundwater in the Plan area in order to meet peak demands. (West Roseville Public Facilities Plan - January 1989)

### Education - Schools

#### GOALS

1. TO PROVIDE THE MOST TIMELY AND BEST POSSIBLE EDUCATIONAL FACILITIES TO THE RESIDENTS OF THE PLAN AREA.
2. TO CONSTRUCT NEW SCHOOLS TO MEET CURRENT NEEDS AND AS THEY ARE NEEDED TO AVOID EVEN TEMPORARY OVERCROWDING WHEREVER POSSIBLE.
3. TO MINIMIZE THE NEED FOR BUSSING AND TO INCREASE THE SAFETY OF CHILDREN GOING TO AND FROM SCHOOL THROUGH THE PROPER LOCATION OF SCHOOL FACILITIES.
4. TO ESTABLISH SCHOOL DISTRICT BOUNDARIES WHICH BEST SERVE THE NEEDS OF THE STUDENTS IN THE AREA.

#### Policies

1. County, developer, and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development including subdivisions, rezonings, and General Plan Amendments.
2. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

3. New school sites should be centrally located within areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites. These sites should be separated and buffered from commercial and industrial properties and from major roads.
4. Joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use are to be encouraged.
5. Levy developer impact fees to the fullest extent possible and, if necessary in order to meet the school needs in this area, create other appropriate funding mechanisms to ensure that the goals and policies of this Plan are met.
6. Designate future school sites on the Plan area map, identified by general location, type, size requirements, and likelihood of development.
7. Encourage continued use of educational programs in schools, service clubs, industry, etc. to foster public awareness of local fire and safety hazards, the benefits of agriculture in Placer County and California, and the need to identify and protect a community's unique natural and cultural resources.

#### Discussion/Implementation

The Plan area is served by several different school districts. These include the Dry Creek Joint Elementary School District, the Elverta Joint Elementary School District, the Center Unified School District, the Roseville Joint Union High School District, and the Grant Union High School District. (See map in E.I.R. for district boundaries.)

New development in the area will heavily impact the Roseville High, Dry Creek, and Center Unified School Districts. The Grant Union and Elverta School Districts will be less impacted due to the lack of any increase in densities proposed for the portion of the Plan area included within those two districts.

Approximately 70% of the proposed residential units, included in the Plan, fall within the Dry Creek School District boundaries. The school district (through their consultant, Sage Institute Inc.) has provided the following information for consideration in the Dry Creek - West Placer Plan. Upon applying student yield and facility size criteria against the proposed housing inventory, it is projected that two elementary schools and one middle school will be required to house students at total buildout of the Plan area.

#### Site Location and Size Criteria

The following general criteria should be applied in designating school facilities within the Community Plan:

1. Sites should be centrally located within proposed single family developments.
2. Size requirements are ten useable acres for elementary school and eighteen to twenty useable acres for middle schools, on flat terrain.
3. Site should not be adjacent to major roadways, thoroughfares, commercial or industrial areas.
4. Development tracts and street systems should be designed to accommodate school bus pick-up, drop-off and turnaround areas.
5. Maximize joint use opportunities by locating school facilities adjacent to or in close proximity to park sites, public open space, community buildings and other public recreation facilities.
6. Schools should be linked to planned pedestrian and/or bikeway path systems.

#### Site Acquisition Mechanisms and Incentives

The following are among the vehicles which have been successfully used by School Districts and local planning jurisdictions to facilitate the provision of needed school sites.

1. Dedication of land by developer.

2. Condemnation by school district (in some instances this can provide tax benefits to the property owner or developer).
3. Encourage cooperative site acquisitions and joint use arrangements between the District and other public or quasi-public agencies.
4. Negotiation of lease/purchase agreements between the school district and property owners/developers.
5. To allow for continued residential development only where adequate allowance has been made for the timely provision of public school facilities.

#### Financing Programs

Subsequent to the approval of a Community Plan Land Use Map, and prior to finalizing the implementing zoning regulations, a comprehensive finance plan will need to be developed which takes into consideration the following opportunities:

1. Development and Building Permit fees, of which a predetermined portion shall accrue to the School District.
2. Assessment districts, such as the formation of a Mello-Roos community Facilities District to fund school facilities and other infrastructure.
3. School construction bonds.
4. State School Building Program assistance.
5. Other mechanisms as may be applicable.

A detailed financial analysis will be undertaken and presented to the County by the Dry Creek School District upon the selection of the recommended land use plan. (The proposed Public Facilities Plan School component is included as a separate appendix to this Plan.)

Of significance to the financing plan is the fact that the California State School Building Program has depleted its financial resources and therefore School Districts can expect little, if any, State funding assistance in the years to come. As a result, School Districts and local jurisdictions must find alter-

native ways to provide the necessary funds; therefore, our continued working relationship and mutual cooperation is crucial to the delivery of adequate education facilities.

The Roseville Joint Union High School District serves a portion of the Plan area; the same area that Dry Creek Joint Elementary School District serves.

The High School district is faced with the problem of providing school facilities for this area, the Antelope area of Sacramento County and the large new developing areas of Roseville.

The existing facilities at Roseville High School and Oakmont High School are currently operating at 123% of capacity. The 10 year facility needs projection as shown in the 1989 Mello-Roos Financing Plan indicates that the district needs to acquire 3 high school sites and 1 continuation high school site and build 2 high schools and 1 continuation high school

On April 25, 1989, the district asked the voters at a special election to approve a Mello-Roos District to help fund these facilities. The program essentially proposed to collect developers fees (currently .60 cents/square foot for residential and .10 cents/square foot for new commercial plus the tax which would make up 50% of the need. The other 50% would come from the State. The tax rate was \$2.60/month for existing residential and \$5.95/month for future residential dwelling units (single family). However, after two years of work and planning, the measure failed to get the necessary two-thirds vote.

In light of the district's facility needs, the district offers the following comments as a part of the Community Plan:

The district is planning a future high school in Northwest Roseville at the extension of Cook-Riolo and Junction Boulevard. This site is in the city limits of Roseville. In the short-term, this site will serve the Dry Creek School District area of Placer County and the Antelope area of Sacramento County. Because of

this, consideration should be given to the traffic pattern needed to transport students from Dry Creek and Antelope to this high school.

The district is investigating alternative locations for an additional 40 useable acre high school site to serve the Dry Creek and Antelope areas. The most appropriate location appears to be a 40 acre site located near the northwest corner of P.F.E. Road and the Don Julio extension, situated 150 feet west of the existing north/south electric utility easement.

A recent court case, *Mira vs. City of San Diego*, greatly expands the powers of cities and counties in the area of school facilities. Since the adoption of AB 2926, the legislature created developer fees statewide but prohibited any additional fees for school facilities. The *Mira* decision now allows cities and counties to deny rezonings and General Plan amendments for lack of school facilities. The decision further explains that the General Plan of each city and county should recognize school facility impacts and should state specific policies which ensures development would be "coordinated with provisions of public services".

#### Alternative Financing

The Roseville Joint Union High School District will start negotiating with the Northwest Roseville property owners in order to establish a mitigation program for the district. It is hoped that whatever mitigation program is adopted, will be appropriately applied to other development within the district. Once a solution is reached, the district will request that it be applied to all future projects.

The Center Unified School District has also identified future school facility needs in order to adequately serve future residents of the Plan area. Center Unified expects that a new school, to be built in '95-'96, southeast of Watt and PFE Road, in Sacramento County, will serve as the first school in the area for Placer County students. The school will be built to serve

for Placer County students. The school will be built to serve 600 students. Two other schools in the area, Center Joint Elementary and a new school to be completed in '90 will be at capacity by the time the Plan area develops.

Center Unified anticipates that they will need one (1) additional elementary school for each 1200 homes built. Some of the initial construction in the Plan area will use the school to be completed in '95-'96. Additional developments will need new school sites.

Center Unified will eventually want to locate a Junior and Senior High School within Placer County. Preferably, these schools would be adjacent to a larger community park facility, if one is developed. Ideally, the school district would like to identify these school sites concurrent with the development in and around Watt Avenue and Baseline Road within the Community Plan. The district would like to have these sites located and designated for schools in and around 1996-1998.

The consultant for the school district would like to propose an ordinance through development agreements, specific plans, PUD's, or some similar mechanism, which triggers the automatic siting of the necessary schools concurrent with proposed development.

The location of the existing boundary line between the Center Unified and Dry Creek School Districts appears to pass through property which is likely to be developed as a single project. It may be advisable for the two school districts to adjust the district boundaries in a way which avoids future residents of one neighborhood having to attend different schools.

#### Fire Protection

GOAL: PROTECT THE CITIZENS AND VISITORS OF THE PLAN AREA FROM LOSS OF LIFE WHILE PROTECTING PROPERTY AND WATERSHED RESOURCES FROM UNWANTED FIRES THROUGH PREPLANNING, EDUCATION, FIRE DEFENSE IMPROVEMENTS, AND FIRE SUPPRESSION.

## Policies

- 1) Ensure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for its protection, including providing adequate water supplies and ingress and egress.
- 2) Maintain strict enforcement of the County Zoning Ordinance, Uniform Building Code and the Uniform Fire Code.
- 3) Encourage and promote installation of smoke detectors in existing residences which were constructed prior to the requirement for their installation.
- 4) Establish a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to achieve the desired level of service to serve new development in the Dry Creek area.
- 5) For those portions of the plan area that are served by the Dry Creek Fire Protection District and that are to be developed in rural-low density residential, low density residential, medium or high density residential, commercial, professional office or industrial, adopt a four minute maximum response time to as much of the new development as possible.
- 6) Adopt a policy that provides for the response of no fewer than three engines with nine personnel and a chief officer to all structure fire calls within ten minutes of the receipt of an alarm. Automatic and mutual aid agreements will be used to supplement district resources when deemed appropriate by the district staff.

## Discussion/Implementation

The Dry Creek Fire District (DCFD) serves most of the Plan area except for the region west of Locust Road which is serviced by the Rio Linda District (RLD). The DCFD staff of 16 is strictly a volunteer fire department. Dry Creek does have mutual aid agreements with other nearby fire departments.

As the population in the Dry Creek area increases, the existing fire protection facilities and services will be inadequate. Increased fire protection in the area will require new fire stations, new fire fighting equipment, and a full-time fire fighting staff.

The cost for capital improvements to serve new developments cannot be met by the district without additional revenues. The County and/or district should adopt an ordinance which requires the payment of fees in order to provide an adequate level of fire protection services to the Plan area. It is the County's position that the Fire District is the appropriate agency to adopt such an ordinance. Such an ordinance needs to be based on specific capital improvement needs of the district such as new fire station sites, new engines and other needed equipment. It is estimated that the development included in the proposed Plan will require 2 fire stations with 2 pumper trucks and 2 grassland trucks with a total capital cost in excess of \$2,000,000. The proposed new fire station sites shown on the Community Plan map are based on the proposed land use designations and are intended to be acquired as development of these properties occurs. The locations are intended to designate general areas and not specific parcels of land.

#### Public Protection

GOAL: TO PROVIDE ADEQUATE SHERIFF'S SERVICES, THROUGH THE PLACER COUNTY SHERIFF'S DEPARTMENT, TO DETER INCREASES IN CRIME AND TO MEET THE GROWING DEMAND FOR SERVICES WHICH THE INCREASING POPULATION AND COMMERCIAL/ INDUSTRIAL ENTERPRISES IN THE AREA REQUIRE.

#### Policies

- 1) Identify a means by which new development in the area can be charged with the increasing criminal justice services costs which they generate.
- 2) Attempt to reduce response time and increase service levels through circulation system improvements.

- 3) Seek to maintain Sheriff's Department staff levels at an acceptable level as determined by the Board of Supervisor's and County Executive Office.
- 4) Consider public safety issues in all aspects of commercial and residential project design.

#### Implementation

The Placer County Sheriff's Department currently provides services to the Dry Creek-West Placer area through the Sheriff's substation in Roseville. Due to the budget/personnel constraints and the impacts of rapid growth in the surrounding Antelope and Roseville areas, response times are not as rapid as they should be and are getting worse. It is recommended that the County seek alternative means of funding the increased level of service which the population density of the area requires.

As the Plan area develops, and surrounding areas continue to grow, population increase will require additional deputies, additional support personnel (dispatch, records, clerical), and additional equipment (vehicles, weaponry, jail facilities, court facilities). The "West Roseville Public Facilities Plan" estimates the annual operation and maintenance costs for the Plan area at approximately \$1.5 million at build out.

#### Flood Control

##### GOALS

1. PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE DRY CREEK WEST PLACER AREA FROM UNACCEPTABLE IMPACTS FROM DEVELOPMENT IN THE DRY CREEK DRAINAGE BASIN OR OTHER WATERSHEDS IN THE PLAN AREA.
2. RECOGNIZE THE DRY CREEK FLOODPLAIN AS A PUBLIC RESOURCE TO BE MANAGED AND MAINTAINED FOR THE PUBLIC'S BENEFIT.

#### Policies

- 1) Continue to work closely with the U.S. Army Corps of Engineers, the Resource Conservation District, and the Placer County Flood Control District, in defining existing and potential flood problem areas.

proval of any future development by requiring submittal of accurate topographic information and depiction of the 100 year floodplain boundaries.

- 3) Continue to implement zoning policies which minimize potential loss of property and threat to human life.
- 4) Maintain natural conditions within the 100 year flood plain of all streams except where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish & Game regulations and Clean Water Act provisions administered by the U.S. Army Corps of Engineers, or when facilities for the treatment of urban run-off can be located in the flood plain providing that there is no destruction of riparian vegetation. (Also see Policy 14, Page 99.)
- 5) Designate the 100 year flood plain of Dry Creek, including the major tributaries as open space, and provide for some compatible use of these areas in order to encourage their preservation.
- 6) Utilize natural channels and roadside ditches for drainage in developments of 1 dwelling unit per acre or less.
- 7) Encourage upstream improvements in the Dry Creek Watershed which will reduce peak flows.
- 8) Seek the cooperation of Sacramento County, the City of Roseville, and other jurisdictions impacting Dry Creek to participate in a flood control program, possibly including a jointly funded project.
- 9) Provide storm drains which can collect water for appropriate conveyance to Dry Creek for developing areas with a higher density than Rural-Residential.
- 10) Where possible, flood waters should be seen as a resource and subsequently utilized for waterfowl habitat, aquifer recharge, salmon fishery enhancement, agricultural water supply and other pertinent uses.

- 11) Require a water quality analysis for all projects which have a density in excess of 1 unit per acre and/or have the potential of contaminating surface waters or the aquifer.
- 12) Require a feasibility analysis of improving the water quality of urban run-off for all commercial and industrial projects and those residential projects with densities of 1 d.u./acre or greater before run-off enters the Dry Creek watercourse. Said analysis shall consider all feasible mitigation measures including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, or other effective means, where appropriate.
- 13) Require the allocation of land, when necessary, for all projects which have significant impacts on the quantity and quality of surface water runoff, for the purpose of detaining post project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 14) Identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges and implementation of measures to control pollutant loads in urban storm water runoff (e.g. California Regional water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, etc).

Discussion (This section is derived primarily from the "West Roseville Public Facilities Plan - January 1989)

The Plan area currently has very little in the way of improved drainage facilities. With mostly agricultural and sparse residential development in the area, the majority of the storm run-off is conveyed by roadside ditches and natural channels to the major waterways.

Dry Creek, the main waterway in the Plan area flows in a generally east-west direction through the center of the Plan area before turning south near Watt Avenue. This creek provides an outfall for drainage for nearly 60% of the Plan area and 95% of the potential residential and commercial development permitted by the Plan. The remainder of the area drains through small natural channels to either Curry Creek to the north or the North Natomas drainage channel further to the west.

The Dry Creek 100 year floodplain boundary varies from approximately 1,500 feet wide near Watt Avenue to 600 feet wide at its narrowest.

The floodplain currently inundates land used mostly for agriculture or open space, although several residences have been subject to flooding in the past.

As development increased within the Plan area, so will the need for flood protection. Regional flooding potential will be increased not only in the Plan area but throughout the entire watershed as it becomes developed. Analysis and control of higher run-off into Dry Creek due to greater development upstream of the Plan area will be critical to this project. Flooding of Dry Creek must be addressed on a regional level to ensure safe development within the Plan area.

This regional approach must consider the interrelationships between hydrology, geology, botany, biology and ecology. Solutions which reduce damages from flooding and stream bank instability, while at the same time protect, restore and enhance the natural stream system, including its riparian vegetation and wildlife will be emphasized.

Unlike regional facilities, local facilities are improvements required to convey flow generated only within the Plan area. These improvements will be directly tied to the level of development within the Plan area. Low density residential and agricultural levels of development can be provided for similarly to current means of protection. Roadside ditches and natural

channels would be sufficient to drain any development less than or equal to 1 dwelling unit per acre in density. Maintenance of these facilities would be routine clearing of brush and other obstructions which could cause flooding. In areas left as strictly agricultural or rural estate density, no significant improvements or maintenance of local facilities would be expected.

As development density increases to 2 or more dwelling units per acre, streets with curb and gutter would be expected. In these areas higher runoff due to more impervious surfaces will occur. This situation will create the need for underground conduits to convey the runoff below the streets. Where it is desirable to use open channels for conveyance, improvements to the existing local channels will be necessary due to insufficient carrying capacity. Concrete lining and rip rap are typical engineering solutions, but occasionally in higher density development, channels may be left completely natural where capacity is available, but erosion, public safety and other similar issues must be studied closely. Natural channels or those that are designed to create the appearance of a natural channel should be considered preferable to concrete or rip-rap channels.

Maintenance of regional facilities should be performed by the Placer County Flood Control District, whereas local facilities may require a separate County service area for maintaining the smaller systems.

#### Implementation

Floodplain Management - Regulation of floodplain development is a basic approach to prevention of flood damages. The Flood Damage Prevention Ordinance addresses general regulations of floodplain development and it is complemented by the Grading Ordinance as well as other ordinances and guidelines.

General Plan policies and the ordinances regarding floodplain management are implemented in review processes at various levels. Plan review and site inspection are routine processes which effect regulation of small, individual projects.

Similarly, plan review under County Land Development Criteria of the Flood Damage Prevention Ordinance effects floodplains regulation at the subdivision level.

At all levels, requirements for approval require identification of flood hazard areas and appropriate setbacks. In cases where the 100-year floodplain has been identified through more detailed comprehensive studies, such as that on Dry Creek, those criteria will be used in review.

The 100-year floodplains will be re-evaluated as warranted by new information and permitted by the availability of funding. Regional studies by the Placer County Flood Control District, FEMA, the Corps of Engineers, and others will be considered in these re-evaluations.

The floodplain of Dry Creek is a particular concern not only because of its significance as a resource but also because of its potential flood hazards and the uncertainty in estimates of the extent of the floodplain, especially when accounting for potential upstream changes. Accordingly, a 3-foot margin of safety should be required for the lowest habitable floor of all structures in or adjacent to the 100-year floodplain.

Stormwater Management - The Planning and design of specific systems for the management of run-off with the plan area is also a key to implementation of this plan. Components of these systems would include streets, gutters, inlets, underground conduits, ditches, road culverts, storage ponds, outfalls, erosion protection and natural channels and their floodplains.

In order to coordinate and optimize the system and to provide for a cumulative and comprehensive effort, a specific watershed plan is needed. This plan should be developed as soon as funding becomes available through the funding portion of this general plan.

Planning and design of more local drainage facilities within specific project areas will be in accordance with general plan provisions as well as the County Land Development Manual and any specific stormwater management plans in existence.

Maintenance - Maintenance of stormwater management systems is also an important measure for providing protection from flooding. Maintenance will be performed by County staff and will be funded through the creation of one or more County Service Areas.

#### Utilities

Basic utilities such as telephone and power are provided in the Plan area by various companies. Sacramento Municipal Utility District provides electricity to the Southeast portion of the Plan area (south of Vineyard Road). Pacific Gas and Electric Company provides electricity to the balance of the area. Both companies have indicated the ability to serve new development in the area.

Telephone service is provided in the eastern two-thirds of the area by the Roseville Telephone Company and the balance is served by Pacific Bell's Rio Linda exchange.

#### Other Public Services

Placer County provides a variety of other general public services to this area. Municipal and Superior Courts are a County function. The entire Plan area is within the Roseville Judicial District. Animal Control, Agricultural Standardization and Weights and Measures, Building Inspection, Environmental Health, Planning, Public Works, Welfare, and other services are provided by the County as well. The area is within the Roseville Public Cemetery District.

The Western Regional Sanitary Landfill, located north of the Plan area, provides solid waste disposal facilities, and is planned to accommodate development in Placer County to well beyond the life of this Plan.

## **E. PARKS AND RECREATION**

### Purpose

This element of the Dry Creek-West Placer Community Plan will serve as a guide for the incremental development of facilities to meet the recreation needs of existing and future residents of the area. It identifies the needs of the area, and proposals for park locations, as well as Goals and Policies to implement the Plan.

### Goals and Policies

#### GOALS

- 1) TO PROVIDE A VARIETY OF PARK AND RECREATION FACILITIES ADEQUATE TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE DRY CREEK AREA.
- 2) TO DESIGNATE, PROTECT, AND CONSERVE THE NATURAL RESOURCES OF THE AREA ESPECIALLY WHERE SUCH RESOURCES CAN ADD TO THE VARIETY OF RECREATION ACTIVITIES AVAILABLE IN THE AREA.
- 3) TO MAINTAIN SOME FLEXIBILITY IN THE DEVELOPMENT OF PARK AREAS TO ALLOW FOR CHANGING TRENDS IN RECREATION ACTIVITIES.
- 4) TO ESTABLISH A PUBLIC AGENCY OR DISTRICT (SUCH AS A COUNTY SERVICE AREA) TO GENERATE FUNDS FOR THE MAINTENANCE, OPERATION, PROTECTION AND DEVELOPMENT OF PARK AND RECREATION FACILITIES.
- 5) TO CREATE A FUNCTIONAL RECREATION AND TRANSPORTATION TRAIL SYSTEM.

#### Policies

- 1) To provide future park facilities in accordance with park standards and location guidelines as set forth in this plan.
- 2) To locate parks near public facilities such as schools, community halls, libraries, or open space areas and encourage joint use agreements whenever possible.
- 3) To form a County Service Area which has the ability to receive dedications or grants of land or funds, plus the ability to charge a fee for maintenance, acquisition and

development of parks, open space, riding, hiking, and bicycle trails.

- 4) To encourage private recreation developments (such as a golf course) to help meet the demands for facilities.
- 5) To encourage private recreation facilities within residential developments (as required in planned unit developments) to off-set the demand for public facilities.
- 6) To require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities.
- 7) To create an assessment district, Mello Roos, or other type of district to generate funds for the acquisition of parkland as development occurs in the Plan area.
- 8) To create a separate Recreational Region (Section 19.107 & 19.343 of the County Subdivision Ordinance) for the Dry Creek area for the purpose of collecting and spending Park Dedication Fees.
- 9) To encourage compatible recreational use of riparian areas along streams and creeks in the same area where feasible.
- 10) To coordinate the development of trails (equestrian, pedestrian and bicycle) and other recreational facilities with other public agencies such as the Sacramento County and City of Roseville Parks Departments.
- 11) To ensure that public school facilities are available for community recreation uses and are designed to accommodate and encourage such use during non-school hours.
- 12) To require the development of a regional trail system which provides an alternative mode of transportation. This trail system should be designed to provide access to separated trails without requiring that travel to the trail be done by automobile or by pedestrians traveling adjacent to motor vehicles which may be traveling at speeds in excess of 25 m.p.h.

- 13) To incorporate the policies of the Placer County Bikeways Master Plan (pages 34 & 35) into project analysis of trail selection and construction.

#### Discussion/Implementation

At the present time, due to the lack of local public recreational facilities, the residents of the Dry Creek area rely on recreation services and facilities provided by the City of Roseville and Sacramento County.

As new development takes place and occupies existing open spaces, the choices available for the development of new park facilities are reduced, while the demand for the facilities increases. Therefore, it is important to address recreation needs early in the development phase of an area. The Plan will be used as a guide to require that new development assist in the provision of recreation facilities, both public and private. The Plan will also guide the County or special district, if one is formed, in providing such facilities as funds become available from state or federal grants, gifts, park dedication fees, or the normal budget process.

Placer County has adopted Park Facility Standards that can be used to determine the demand for specific types of park facilities. These standards are summarized in Table 6. Table 7 indicates other, more current standards included herein for reference purposes.

Based on the potential holding capacity of the Plan area, there is a need created for the provision of approximately 90 acres of developed park land. The Land Use Plan map designates potential park sites and includes some areas where private recreation uses may be appropriate. The location of these facilities is consistent with the policies of this element of the Plan and will be important to the overall community design. The location of park sites take advantage of the large open space area designated along Dry Creek in order to provide for an alternative use of floodplain areas as well as the natural attrac-

tiveness of these features. In these locations, local access and trail connections are easily accommodated as shown on the Circulation map. Active recreation development, i.e. softball fields, tennis and basketball courts, etc., must be carefully sited and designed to minimize impacts on the riparian vegetation and other important features of the area.

An extensive system of bicycle, pedestrian and equestrian trails is proposed with this plan. The system, as laid out, provides for a number of important connections between schools, parks, major open space areas, and neighboring and regional trail facilities. The goals, policies, and objectives of the Placer County Bikeways Master Plan (1988) in conjunction with the goals, policies, and trails map of this plan, will provide the framework for requiring major trail connections and lesser connections throughout the plan area. The intent of the trail network is to provide a safe and effective means of moving cyclists, pedestrians, horseback riders, runners, etc. for the purposes of recreation and transportation. The trail corridors and their location within riparian areas also have a secondary benefit of identifying and preserving these sensitive areas from incompatible encroachment and by making them accessible as a multi-function open space area (e.g. habitat, drainage, recreation and as a visual scenic resource). It is not presumed that the trail network will relieve traffic congestion significantly, largely due to the amount of out-of-area traffic passing through the area. However, it is anticipated that residents will find that the benefits gained by utilizing the trail system, at the outset, for recreational purposes, will also lead to the use of this network for alternative transportation as well. As a result, it is a stated Goal of this Plan Element to provide trails for both of these functions.

(Note: A thorough discussion of available funding mechanisms is included in the Granite Bay Community Plan Recreation Element. This document should be referred to for additional information on tools for implementation of a recreation system.)



Scale: 1"=2,000'  
1989

# DRY CREEK WEST PLACER COMMUNITY PLAN 1990

PLATE #1

## TRAILS

- Class 1 Bike Lane & Equestrian/Hiking Trails
- Class 2 Bike Lane
- Class 3 Bike Lane
- Proposed Roads

- School Sites
  - Elementary
  - High School
- Connection
- Possible Connection

Note: All alignments and locations are schematic only precise alignments will be determined during Dev. projects review.





TABLE 6  
Placer County Park Standards<sup>1</sup>

<u>Type of Facility</u>	<u>Amount Received</u>
Parkland and open space recreation areas - include areas used for free play, rest and short walks.	1 acre per 500 people
Play Lots - play equipment for younger children.	75 sq. ft. per child
Playground - includes facilities to accommodate organized sports at the elementary school level.	5 acres per 2,000 people
Playfields - includes facilities to accommodate organized sports for secondary school level and adults.	15 acres per 10,000 people
Court Sports such as basketball or tennis (outdoor courts).	1 court per 3,000 people
Baseball	1 hardball field per 6,000 people and 1 softball field per 3,000 people
Trails - including hiking, horseback, or bicycling	1 mile per 1,000 people

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4. From "Placer County Conservation and Recreation Plan," 1971, an Element of the Placer County General Plan



TABLE 7  
PARK STANDARDS<sup>2</sup>

Mini Park

Use: Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.  
 Service Area: Less than 1/4 mile radius  
 Desirable Size: 1 acre or less  
 Acres/1000 Population: 0.25 to 0.5 acres  
 Desirable Site Characteristics: Within neighborhood and in close proximity to apartment complexes, townhouse development or housing for the elderly.

Neighborhood Park/Playground

Service Area: 1/4 to 1/2 mile radius to serve a population up to 5000 (a neighborhood).  
 Desirable Size: 15+ acres  
 Acres/Population: 1.0 to 2.0 acres  
 Desirable Site Characteristics: Suited for intense development. Easily accessible to neighborhood population - geographically centered with safe walking and bike access. May be developed as a school-park facility.

Community Park

Use: Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.

Service Area: Several neighborhoods 1 to 2 mile radius  
 Desirable Size: 25+ acres  
 Acres/1000 Population: 5.0 to 8.0 acres  
 Desirable Site Characteristics: May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

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## F. NOISE

Purpose: The purpose of this section is to identify and appraise noise problems affecting the Dry Creek West Placer Community Plan Area. Implementation measures shall include the selection and imposition of methods of noise attenuation for land uses in the vicinity of existing or planned noise producing levels. This element shall further describe the projected levels of noise throughout the Plan area with the buildout of the Community.

### Goals and Policies

#### GOALS

1. TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE DRY CREEK -WEST PLACER AREA RESIDENTS BY PROVIDING A LIVABLE ENVIRONMENT FREE FROM EXCESSIVE NOISE.
2. LOCATE NOISE-SENSITIVE LAND USES WITHIN AREAS OF ACCEPTABLE COMMUNITY NOISE EQUIVALENT LEVELS (CNEL).
3. CORRELATE NOISE CONCERNS WITH COMMUNITY DESIGN, LAND USE, CIRCULATION AND OPEN SPACE.

#### Policies

1. Encourage the use of green belts or natural areas along roadways as a design feature of any development in order to mitigate noise impacts.
2. Continue a program of monitoring noise sources to assure conformance with noise standards adopted in the Placer County Noise Element.
3. Avoid the interface of noise-producing and noise-sensitive land uses.
4. Require implementation of noise abatement techniques within new projects where warranted.
5. Require traffic noise mitigation for Low Density Residential land uses located along major arterials.
6. Require project specific noise studies for most commercial, office, public, institutional and residential projects.

7. Limit construction activities to daytime hours (7 a.m. to 7 p.m. Monday through Friday)
8. Where noise levels have a potential to be in excess of normally acceptable CNEL levels, landscaped setbacks should be considered versus sound walls for noise mitigation.
9. Industrial projects shall require setbacks and other forms of mitigation upon any source of noise which has the potential to generate sound in excess of normally acceptable levels for adjacent land uses.
10. Industrial projects which abut residential properties shall not have noise levels at their property lines which exceed 60 dB.
11. Protect existing residential areas from excessive noise levels generated by the development of the Plan area.
12. The burden of noise mitigation measures shall be borne by project proponents whenever the temporary and permanent effects of land development should cause noise levels to be in excess of normally acceptable levels for surrounding uses.
13. The location and design of transportation facilities shall be developed in a manner which minimizes the effects of noise on adjacent land uses.

#### Noise Generating Areas

1. McClellan Air Force Base - The overflight pattern of the base has the potential of generating noise levels up to 60 dB south of Baseline Road and west of Watt Avenue.
2. Southern Pacific Rail Yard - Within 1,000 feet of the effective noise center of the yard, noise levels are expected to exceed 60 dB.
3. Major Roads - The following table depicts the setback, measured from the from centerline of major roadways, necessary to attain a noise level of 60 dB. These figures may serve as a guide for the setback necessary for residential development without the use of sound walls (Table 8).

TABLE 8  
NOISE CONTOUR DATA  
DISTANCE (FEET) FROM CENTER OF ROADWAY  
TO L<sub>dn</sub> CONTOURS

<u>Description</u>	<u>Existing</u> <u>60 dB</u>	<u>Future</u> <u>60 dB</u>
PFE Road:		
West of Watt	73	98
East of Watt	73	128
West of Walerga	N/A	180
East of Walerga	N/A	204
West of Cook-Riolo	79	267
East of Cook-Riolo	79	323
Baseline Road:		
West of Watt	73	192
East of Watt	73	215
West of Walerga	104	236
East of Walerga	104	286
East of Cook-Riolo	N/A	296
Walerga Road:		
South of PFE	17	391
North of PFE	17	314
South of Baseline	24	236
Watt Avenue:		
South of PFE	77	192
North of PFE	77	142
South of Baseline	75	155
Cook-Riolo Road:		
South of PFE	51	332
North of PFE	51	286
South of Baseline	39	277

### Implementation

In order to implement the policies of the noise element a number of measures will be considered and/or adopted.

The use of the Agricultural land use designation west of Watt Avenue should adequately address the potential impacts from excessive noise levels originating from McClellan air base flight operations. The use of industrial zoning shall provide a land use buffer between the Southern Pacific rail yard, the Roseville Sewage Treatment Plant and residential uses to the west. It is expected that as industrial development moves from east to west, the standard of construction and the type of uses permitted would be more compatible with residential land uses nearby. The developing industrial properties shall mitigate their individual noise impacts by sound attenuation techniques and/or setbacks so that their noise levels are consistent with permissible noise levels on adjacent properties. Where possible, construction hours shall be limited so that construction noise related to development is limited to daytime hours. Lastly, individual projects shall be evaluated for noise mitigation through the environmental review and entitlement process. Not least among these measures shall be setbacks along County roads which utilize distance from centerline, landscaping and berms as noise mitigation versus sound wall construction.

**ENVIRONMENTAL  
RESOURCES  
MANAGEMENT  
ELEMENT**



### III. ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

The Environmental Resources Management Element contains the state-mandated general plan elements for Conservation, Open Space and Seismic Safety (by reference.) It also contains a Cultural Resources Element for the identification of goals and policies for the protection, identification and enhancement of historic sites and for the development of resource based park sites.

The Dry Creek-West Placer area is unique in that vast tracts of undeveloped land exist, a portion of which remains in its natural state (i.e, the Dry Creek floodplain). This condition will allow for a complete assessment of all resources in the area prior to any significant development. With this assessment, a comprehensive set of goals and policies can be created which will ensure the conservation of all unique habitats, natural resources, and historic sites recognizing that the preservation of these resources, in a manner which retains native diversity and sustainability, is arguably the single most important community conservation value.

The Dry Creek West Placer area contains a variety of ecotypes including valley grasslands, riparian woodlands, valley woodlands and cultivated or grazed agricultural lands. Within these areas, unique and sensitive habitats are also noted, including vernal pools, riparian areas, salmon spawning grounds and significant groves of mature native oaks. This element shall seek to identify these areas and provide the goals and policies necessary to ensure that losses to these unique areas are minimized.

The Board of Supervisors and the existing residents in the plan area have repeatedly expressed their concern about urbanization of the area and the subsequent impacts on the resources found in the area. The desire to make a conservation ethic a part of this plan is therefore recognized. The goals and

policies, to be adopted herein as part of the Natural Resources, Open Space and Cultural Resources Elements shall reflect this ethic and provide a framework for the conservation and utilization of natural open space and cultural resources. These policies shall also ensure that the community resulting from this plan is a safe place to live, work and recreate.

#### **A. NATURAL RESOURCES**

Purpose: The purpose of this section is to identify the existing natural resources of the plan area and develop goals and policies to allow for their preservation, utilization and enhancement.

##### GOALS

1. PROVIDE FOR THE PROTECTION OF RARE, THREATENED AND ENDANGERED SPECIES AND THE HABITAT WHICH SUPPORTS THOSE SPECIES.
2. CONSERVE THE QUALITY OF ALL HABITATS WHICH SUPPORT THE ENVIRONMENT OF FISH AND WILDLIFE SPECIES SO AS TO MAINTAIN POPULATIONS AT SUSTAINABLE LEVELS.
3. MANAGE THE GROUND WATER RESOURCE IN SUCH A WAY AS TO PROTECT IT FROM DEGRADATION AND TO MAINTAIN THE WATER TABLE.
4. SAFEGUARD AND MAINTAIN NATURAL WATERWAYS TO ENSURE WATER QUALITY, SPECIES DIVERSITY AND UNIQUE HABITAT PRESERVATION.
5. IDENTIFY ALL ECONOMICALLY VALUABLE RESOURCES, INCLUDING MINERAL DEPOSITS, SOILS CONDUCIVE TO AGRICULTURAL USES, AND THOSE OPEN SPACE AREAS WHICH ADD TO THE ATTRACTIVENESS OF THE REGION AND ARE VITAL TO ITS DEVELOPMENT AS AN AGRICULTURAL AND RURAL RESIDENTIAL COMMUNITY.
6. PRESERVE OUTSTANDING AREAS OF NATURAL VEGETATION.
7. RECOGNIZE AGRICULTURAL LANDS AS A RESOURCE AND SEEK TO PROTECT THESE AREAS FROM URBAN ENCROACHMENT.
8. RECOGNIZE THAT CLEAN AIR AND WATER ARE ESSENTIAL RESOURCES FOR MAINTAINING A HIGH QUALITY OF LIVING, AND ENSURE THAT THESE RESOURCES ARE MAINTAINED AT ACCEPTABLE LEVELS.

## Policies

1. Any rare, significant, or endangered environmental features and conditions should be identified and programs designed to conserve or enhance their continued existence.
2. Preserve in their natural condition all stream environment zones, including flood plains, and riparian vegetation areas. (Also see Policy #4, page 80 and Policy 14, page 99).
3. Seek to maintain or improve the quality of water in the major creeks, especially Dry Creek and its tributaries.
4. Make every attempt to maintain the existing high quality of the ground water and preserve aquifer recharge areas.
5. Identify all important fish and wildlife areas within the plan area and where feasible, protect these areas from urban/suburban encroachment.
6. Identify, preserve and protect areas of unique or significant natural vegetation, including but not limited to vernal pools, riparian areas and native oak groves.
7. Rehabilitate those portions of Dry Creek which are critical to seasonal anadromous fish (salmon) runs and which provide suitable habitat for fish populations.
8. Protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.
9. Prepare an inventory of important natural resources, including streams, vernal pools, wildlife habitat, oak woodlands, geologic formations, mineral resources and soil types. The inventory shall serve as a means of identifying unique and important resources prior to project development in order to ensure that the goals of this element are satisfied.
10. Improve water quality in the aquifer and the Dry Creek watershed by eliminating existing water pollution sources and by discouraging activities which include the use of hazardous materials around wetland and recharge areas.

11. Recognize clean air as a resource to be protected and improved through project mitigation.
12. Conservation of the natural landscape, including minimizing disturbance to natural terrain and vegetation, shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to the protection and preservation of existing vegetation.
13. For landscaping which is part of site development where original vegetation has been removed or where additional plantings are included, the emphasis should be on drought tolerant, native species where possible.
14. No construction activities shall occur within the Dry Creek floodplain and only limited alteration of its tributaries shall be permitted except as part of the development of the floodplain as a recreational area, or for stream enhancement, or where work is done in accordance with the Placer County Flood Damage Prevention Ordinance, Department of Fish and Game Regulations, and Clean Water Act Provisions administered by the U.S. Army Corps of Engineers.
15. Coordinate with local, state and federal agencies who have a trustee responsibility for the management of natural resources when land development activities affect resource conservation and management efforts.
16. Require site specific studies, from qualified consultants, for projects which impact unique or significant fish, wildlife or vegetative resources.
17. Incorporate a mitigation monitoring program for all projects subject to environmental review where detrimental impacts to an area's natural resources have been identified.
18. Require field studies as part of project review where vernal pools are noted on the property. These studies shall document the possible occurrence of special status plant and wildlife species and provide a method of protecting, monitoring, replacing or otherwise mitigating development in and around these sensitive habitats.

19. Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the State Department of Fish and Game. Continue to coordinate with these agencies at all levels of project review to ensure that their concerns are adequately addressed.
20. Preserve agricultural lands as an economically viable land use, and for the purposes of open space, groundwater recharge, wildlife habitat, buffering, flood control and soil conservation.
21. Flood waters, prevalent during the rainy season, shall be recognized as a renewable resource with a potential for use as waterfowl habitat, aquifer recharge, or used to enhance Dry Creek's salmon run by releases during periods of low volume and high water temperatures.
22. Continue to monitor and control land uses which threaten to deteriorate air and water quality.
23. Require the application of measures which mitigate soil erosion and air and water pollution from earth disturbing activities related to land development.
24. Tracts of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat shall be preserved as open space.
25. Intermittent streams often become permanent streams concurrent with the development of an area. Therefore, these waterways shall be protected from land development activities which have a potential for detrimental impacts (e.g. grading, channelization, etc.). (Also see Policy 4, page 80 and Policy 14, page 99.)

## DISCUSSION

### Natural Resources

#### Soils

A comprehensive soil evaluation was performed for the Dry Creek West-Placer plan area and the surrounding area by the U.S. Soil Conservation Service (USSCS) in 1973. Specific information

regarding soil type and characteristics can be found in the USSCS Soil Survey of Placer County, Western Part, publication. The following are some general characteristics of soils in the area:

1. The soils all originate from alluvial deposits.
2. The majority of soils have very limited permeability due to a dense subsoil of clay (hardpans and claypans).
3. The soils typically have shallow root depth potential due to the dense subsoil of clay. Exceptions to this characteristic exist on the soils within the Dry Creek floodplain and the Ramona sandy loam found on the area's alluvial bottoms or low terraces.
4. Many of the soils are suitable for rice due to the low permeability of water through the soil.
5. Hazards related to erosion are typically slight to moderate.
6. With the exception of the Ramona sandy loam, the soil capability classes of the soils for agricultural suitability are between III & IV. Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both. Class IV soils have very severe limitations that reduce the choice of plants, or that require very careful management. The Ramona sandy clay loam has a capability Class of I and II, if irrigated.
7. The majority of soils pose some construction difficulties due to slow permeability shrink/swell potential and a limited ability to support a load.<sup>6</sup>

### Geology

The geology of the plan area is generally categorized as being composed of sedimentary or metasedimentary rocks. These underlying rock formations are mostly composed of alluvium which is an unconsolidated sediment of relatively recent geologic age that was deposited by a source flowing water. The three general types of rocks in the area fall into the following categories:

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6. Source: Soil Survey of Placer County, California, Western Part, Soil Conservation Service, 1973

1. Riverbank Formation - Pleistocene deposits of alluvium. Generally occurs from Sutter County line east to Watt Ave.
2. Turlock Lake Formation - Pleistocene deposits of partially consolidated sand, silt, and gravel derived mainly from Sierran granitic and metamorphic rocks. Occurs east of Watt Ave. outside the Dry Creek floodplain.
3. Modesto-Riverbank Formation - Pleistocene deposits of alluvium. Generally found within the Dry Creek floodplain.

#### Hydrology

The hydrologic characteristics in the plan area are largely affected by the seasonal rainfall which ranges from 18-20 inches. The majority of watercourses in the area are seasonal; supporting flows only during the rainy season. However, Dry Creek, due to the expanse of its watershed, flows year around. Its summer flow consists primarily of irrigation return and excess flow, groundwater discharge and secondarily treated sewage effluent. The groundwater in the area is found under unconfined, confined and perched conditions depending on the area's specific geologic formation. Groundwater levels are generally found between 70 and 90 feet below the surface. However, these figures may change seasonally due to discharge and recharge impacts on the aquifer. The water levels in the area have historically been decreasing over the past ±40 years.

#### Vegetation

Four basic vegetative communities can be identified in the Community Plan area, each supporting a diversity of plant and animal species.

1. Riparian areas: These dense vegetative areas are located near or adjacent to streams, ponds, springs or marshy areas. Typical species include Willow (*Salix*), Cottonwood (*Populus*), Oaks (*Quercus*), Sycamore (*Platanus*) Cattail (*Typhus*), Tule (*Scirpus*) and numerous smaller annual and perennial grasses and shrubs. Riparian areas are considered extremely important due to their plant, fish and wildlife diversity, and their ability to serve as a natural means of

maintaining water quality. These areas have received national recognition of being an important resource which needs to be retained.

2. Valley Grasslands - Very little or none of the original native grasses of the Central Valley remain in the Plan area today. The majority of grasses prevalent today were introduced by Europeans for grazing and they effectively have outcompeted the native species over time. Typical grasses include Fescue (*Festuca*), Brome Grass (*Bromus*) and Wild Oats (*Avena*). Some of these grassland areas support hardpan or volcanic vernal pool formations. These shallow pools fill with water in the winter time and as they dry up in the spring, various colorful annual plant species begin to emerge and flower. Some of these pools support state and federally listed animal and plant species which are threatened with irrevocable loss as these areas are converted for agricultural or development purposes.
3. Oak Woodlands - The Oak Woodlands found in the Dry Creek area are typically located within the Dry Creek floodplain and therefore somewhat related to the riparian area found along the watercourse. Typical plants found in this area include Valley Oak (*Quercus lobata*), Blue Oak (*Quercus douglasii*), Interior Live Oak (*Quercus wislizenii*) and annual grasses. Many of these trees are typically referred to as "Heritage Oaks" due to their stature and grand appearance. These trees are typically threatened throughout California due to development and poor regeneration of the species.
4. Cultivated Grazing and Croplands - The Plan area is used extensively for irrigated pasture, dryland grazing and cultivation of annual and perennial plants for commercial production. Typical operations include the production of fruit trees, rice, winter wheat, vineyards, and dry and irrigated pastureland. These operations occur on different levels of intensity throughout the Plan area.

## Climate

Although climate is not considered a natural resource, it has a dramatic impact on area's natural community. In many ways, an area's climatic condition dictates the type of ecological systems that can be sustained. Therefore, it is important to consider and understand the climate affecting the Plan area.

The geographic location of the Dry Creek West Placer Community Plan area in the Central Valley region of California plays a significant role in the climate of the vicinity. The Central Valley, which extends from south of Bakersfield to north of Redding, is bounded by the Sierra Nevada Mountains on the east, the Coast Range on the west, the Tehachapi Range on the South, and the Cascade Mountains on the north. These mountain ranges tend to isolate the Valley from the prevailing west coast weather pattern. The only breach in this barrier is the Carquinez Straits which exposes the mid-section of the Valley to the Pacific Coast marine weather regime. The Sacramento/Roseville area is noticeably affected by this marine influence, the major effect of which is to moderate the climatic extremes. This is especially evident on summer evenings when cooling occurs as a result of the penetration of the sea breeze into the central portion of the Central Valley.

The climate of the area is typically polarized between summer and winter seasons. The winter season is characterized by overcast days and lengthy periods of rain and drizzle. Winter temperatures range from an average low of 40°F to an average high of 57°F, with occasional overnight freezing temperatures. Annual precipitation averages 25 inches, 90 percent of which falls from November through April. Summer temperatures range from an average low of 70°F to an average high of 90°F, with temperatures in excess of 100 degrees being fairly common. This high average summer temperature, combined with very low relative humidity, produces hot, dry summers. Prevailing winds are from the southwest with a secondary concentration from the northwest. Air stagnation due to surface and/or elevated inversion formation is common in the late summer and fall. Surface inversions are

formed when cool air is trapped close to the surface by a layer of warm air above it. Elevated inversions occur when a layer of cool air is suspended between warm air layers above and below it. Stagnation allows for the concentration of contaminants, subjecting persons in the region to elevated pollution levels and consequent increases in hazards to health. (Source: Northwest Roseville Specific Plan EIR.)

### Fish and Wildlife

The distinct vegetative communities in the Plan area support a diversity of fish and wildlife species. Typical amongst these include the following:

a) Mammals - mule deer; coyote; Gray fox; striped skunk; opossum, jackrabbit; California ground squirrel and deer-mouse; b) Birds - Redtailed hawk; Herons; Kestrel; Pheasant; California quail; Mourning dove; Scrub-jay; Western meadowlark and Mockingbird; c) Reptiles and Amphibians - Western toad Gopher snake; Common kingsnake; Western garter snake; Slender salamander and Western fence lizard; d) Fish - Sacramento squawfish; bluegill; green sunfish; Sacramento perch; brown bullhead and anadromous populations of Chinook salmon. No rare, threatened or endangered fish and wildlife species are presently known to exist in the area, however, the habitats for many of the above species are threatened by development. As they are identified, these areas shall be given special consideration with an emphasis on protection.

Of particular note is the salmon run in Dry Creek. Each year, between October and December, adult Chinook or King salmon ascend Dry Creek for the annual spawning run. The Salmon will spawn in gravel beds protected and cooled by riparian vegetation. Fingerlings will rear after 50 days of being fertilized and will swim downstream when they are 3 inches in length as late as June. The present fall run ranges from 100 to 1,000 fish. The growth rate of the fingerlings is noted to be excellent by the Department of Fish and Game.

## Air Quality

As a result of prevailing winds coming generally from south to southwest, air quality in the area is heavily influenced by mobile and stationary sources of air pollution located upwind in the Sacramento Metropolitan area.

The three principal pollutants of concern in the region and the Plan area specifically include ozone, carbon monoxide, and total particulate matter. The regional ozone problem (the Plan area is a non-attainment area for ozone), is mainly the result of mobile source emissions, a small portion of which originates in the Plan area. Carbon monoxide is generally considered a "hotspot" problem rather than a regionwide problem and is principally caused from auto emissions. Suspended particulates are mainly a result of human activities such as urban construction and agricultural burning in the fall.

Mitigation measures to offset development resulting from the adoption of this plan can be found in the EIR.

## Implementation

In order to satisfy and be consistent with a number of goals and policies of this community plan and other elements of the County General Plan, it is necessary to create and follow programs implementing the policy direction adopted by the Board of Supervisors. The various implementation programs include the following measures:

## Soils

The Placer County Agricultural Element provides a number of policies which encourage and protect the continued use of viable agricultural lands. The use of an Open Space land use designation for the area within the 100 year floodplain of Dry Creek and its major tributaries should protect the majority of Class I and II soils in the Plan area from urban development.

## Geology

The goals and policies adopted pursuant to this plan encourage the protection of all significant resources including significant or rare geologic formations. The adoption of a

Mineral Resource Conservation Element of the General Plan has also proven to be an effective method of identifying and protecting significant geological resources from incompatible uses.

### Hydrology

No single authority is responsible for comprehensive management of surface water resources within the area. Instead, several jurisdictions and agencies are involved in various issues.

The State Department of Water Resources has jurisdiction over water rights.

The State's Regional Water Quality Control Board regulates point discharges from waste water and other facilities to protect water quality in Dry Creek.

Placer County and upstream cities enforce various grading ordinances to prevent sedimentation and to protect water quality. The Placer County Resource Conservation District provides assistance to the County and Cities in developing policies and guidelines for erosion control.

The Placer County Flood Control District is concerned with measures for managing storm runoff to prevent flood damages. The District provides assistance to local jurisdictions in the planning and design of facilities and the planning and implementation of programs for flood management. The District is proceeding to develop comprehensive regional plans for the area. These plans are intended to coordinate development, optimize the cost and effectiveness of public facilities, and account for cumulative impacts of development. Further, the District is anticipating involvement in programs to protect stream and streamside resources and water quality impact of storm runoff.

Groundwater use is not specifically regulated by Placer County except through Environmental Health ordinances for well use. The State Department of Water Resources has some jurisdiction over groundwater use and it is a policy of this plan to incorporate their concerns into the County's land development review processes of the County. It is also a policy of this plan to take specific action to protect the existing aquifer by

requiring a surface water supply as a precursor to development in the Plan area.

#### Vegetation

The Placer County Tree Ordinance is presently being considered at this time as a means of regulating the loss of significant vegetation. If adopted by the Board of Supervisors, it will be incorporated into the land development review process of the County. The policies, land use, and Significant Natural Resources/Features maps, adopted pursuant to this Community Plan, shall provide the information necessary to protect extensive stands or areas of vegetation including native oaks, riparian areas and vernal pools. Environmental review procedures shall also be utilized to provide mitigation and ongoing monitoring of mitigation measures which are implemented for projects which impact vegetation.

#### Fish and Wildlife

Active cooperation and coordination shall continue with the State Department of Fish and Game, the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers. The County shall continue to include mitigative measures for land use development which are adopted pursuant to Fish and Game Stream Alteration Agreements and permits issued under Section 404 of the Clean Water Act, when such development affect fish, wildlife and their habitat. Specific policies adopted as part of this plan shall also be made a part of the land development review process when such policies affect fish and wildlife.

#### Air Quality

The Placer County Air Pollution Control District is preparing implementation and mitigation programs pursuant to State Air Resources Board guidelines, California Clean Air Act requirements and local ordinances and policies. These programs include dust control, analysis of alternative transportation modes to reduce vehicle emissions, implementation of all Clean Air Act requirements, possible expansion of the air quality monitoring network, possible regulation of wood stove emissions, stationary pollution source controls and the review of land development applications.

The County is considering a number of additional programs which will seek to conserve, enhance and protect the natural resources of an area. Important amongst these will be a cultural resources inventory and a geo-base mapping of all resources in a given area. These tools should provide an efficient and complete assessment of an area and the impacts of development on the resources identified. Refer to Plate 2, following page 109, for mapping of many of the significant natural resources which should be enhanced, preserved, and protected pursuant to the goals and policies of this Plan.

The most obvious and effective means of implementing these policies is through site specific analysis of an individual project's environmental impact and subsequent mitigation. This Plan provides the framework for the implementation of feasible mitigation measures. In that different geographic areas with potentially different land uses will have varied levels and types of environmental impacts, site specific implementation measures are not noted in this Plan. However, unique opportunities exist for implementation of the many policies contained in this Plan. In particular, the large open space areas could provide the necessary acreage for recreation and floodplain protection as well as area for various types of urban runoff treatment while minimizing the impacts on riparian vegetation and wildlife habitat.

## **B. OPEN SPACE**

Purpose: This element shall establish goals and policies with the intent of preserving open space areas as a scenic resource and for purposes of recreation, agriculture, soil conservation, fish and wildlife habitat and for the protection of rare, threatened or endangered species. This element is closely aligned and overlaps extensively with the previous discussion of natural resources.

### GOALS

1. TO PRESERVE AND ENHANCE OPEN SPACE LANDS TO MAINTAIN THE NATURAL RESOURCES AND RURAL CHARACTERISTICS OF THE AREA.



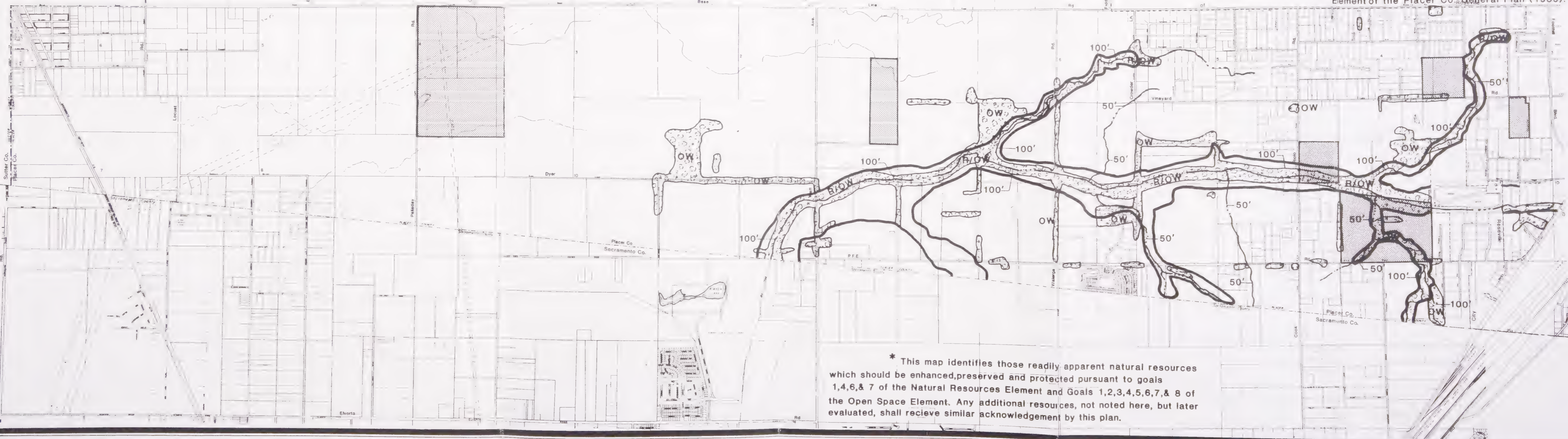
Scale: 1"=2,000'  
1989

# DRY CREEK WEST PLACER COMMUNITY PLAN 1990

PLATE #2

## ENVIRONMENTAL RESOURCES ELEMENT \* Significant Natural Resources/Features

- Stream Env. Zones
- Floodplain
- Vegetative Resources  
R Riparian OW Oakwoodland
- Ag. Lands (To be protected pursuant to this plan and those goals and policies of the Agricultural Element of the Placer Co. General Plan (1989).



\* This map identifies those readily apparent natural resources which should be enhanced, preserved and protected pursuant to goals 1, 4, 6, & 7 of the Natural Resources Element and Goals 1, 2, 3, 4, 5, 6, 7, & 8 of the Open Space Element. Any additional resources, not noted here, but later evaluated, shall receive similar acknowledgement by this plan.



2. TO PROTECT AND PRESERVE OPEN SPACES VITAL FOR WILDLIFE HABITAT AND OTHER AREAS OF MAJOR OR UNIQUE ECOLOGICAL SIGNIFICANCE.
3. TO PROTECT THE NATURAL BEAUTY AND MINIMIZE DISTURBANCE OF THE NATURAL TERRAIN AND VEGETATION.
4. TO CONSERVE AND ENHANCE THE UNIQUE NATURAL ENVIRONMENT AND OPEN SPACE OF THE AREA AND TO MINIMIZE DISTURBANCE OF THE NATURAL TERRAIN BECAUSE THESE ARE UNIQUE AND VALUABLE ASSETS FOR THE DRY CREEK-WEST PLACER COMMUNITY PLAN AREA, PLACER COUNTY AND THE COUNTIES THAT BORDER THE AREA.
5. PRESERVE OUTSTANDING AREAS OF NATURAL VEGETATION INCLUDING, BUT NOT LIMITED TO, OAK WOODLANDS, RIPARIAN AREAS AND VERNAL POOLS.
6. TO CONSERVE THE VISUAL RESOURCES OF THE COMMUNITY, INCLUDING THE IMPORTANT VISTAS AND WOODED AREAS, AND IN PARTICULAR, THE RIPARIAN HABITAT OF DRY CREEK AND ITS INTERMITTENT STREAMS AND NATURAL DRAINAGE CHANNELS WHICH ARE IMPORTANT IN PROVIDING LOW COST NATURAL FLOOD CONTROL.
7. PROVIDE FOR THE PROTECTION OF RARE, THREATENED AND ENDANGERED SPECIES AND/OR THE HABITAT WHICH SUPPORTS THESE SPECIES.
8. TO PERMIT EXISTING AGRICULTURAL USES TO CONTINUE, AND TO CONSERVE LANDS SUITABLE FOR AGRICULTURAL USES WHILE ALLOWING URBAN/SUBURBAN/RURAL RESIDENTIAL USES.
9. TO PROVIDE OPEN SPACE AND RECREATIONAL FACILITIES AND ALLOW FOR THE PRESERVATION OF BUILDINGS AND SITES OF ARCHAEOLOGICAL, HISTORICAL AND CULTURAL SIGNIFICANCE.
10. TO PROVIDE OPEN SPACE TO SHAPE AND GUIDE DEVELOPMENT AND TO ENHANCE COMMUNITY IDENTITY.

#### Policies

1. Preserve in their natural conditions all stream environment zones, including flood plains and riparian vegetation areas. (Also see Policy 4, page 80 and Policy 14, page 99.)
2. Identify and, where possible, preserve all soils which are suitable for agricultural uses.

3. Identify and where possible preserve all important fish and wildlife habitats within the plan area.
4. Encourage both private and public ownership and maintenance of open space.
5. Protect natural areas along creeks and canals through the use of non-development setbacks with setback distances varying according to the significance of the area to be protected. (See Implementation discussion on page 114).
6. Projects which include non-development setbacks should include provisions which prohibit the placement of fill during or after construction within the buffer area, protection of vegetation within the buffer during construction and covenants. Codes and restrictions should be established for projects within buffers for their proper maintenance and care.
7. Encourage scenic or greenbelt corridors along major transportation routes. Roads and other public works shall incorporate beauty as well as utility, safety, and economy.
8. Preserve outstanding visual features and landmarks.
9. Preserve productive agricultural lands as regional open space.
10. Areas hazardous to the public safety and welfare shall be open or predominantly open. This category includes:
  - a. Areas subject to landslide or with severe slope instability problems.
  - b. Streams and other areas subject to flooding by the 100 year storm.
  - c. Areas with high fire risk.
  - d. Areas of high noise exposure.
11. Open spaces should be linked visually and physically to form a system of open spaces. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged and in many cases required as lands are developed and built.
12. Development on private lands should be planned and designed to provide for preservation of open space.

13. Because the dominant features of the Planning Area contributing to the open quality are the natural land forms and vegetation, structures should be subordinated thereto. Only in the confines of individual sites should structures be allowed to be dominant.
14. The scale of building, the siting of structures, and the design and materials of construction shall be harmonious with the natural setting so that the visual quality of open spaces will not be unreasonably impaired.
15. Natural resources other than water shall not be extracted from areas of dedicated open space.
16. Both public and private efforts shall be directed to preserving open space values of historical landmarks.
17. Stream corridors shall be left in an open, natural condition, except for structures or uses which are compatible with stream corridors. (Also see Policy 4, page 80 and Policy 14, page 99.)
18. In the design and development of new subdivisions the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and any areas of special ecological significance.
19. The community will use its implementing ordinances, such as subdivision and zoning, to assure that valuable open space resources on both public and private properties will be preserved.
20. A variety of vistas shall be provided and preserved, ranging from the small enclosed private views to the more distant views shared by many people.
21. Where impacts to stream environment zones or wetland areas are unavoidable, project specific mitigation shall include the identification and quantification of vegetation impacted, the preparation or revegetation plans to assure no

net loss of riparian or wetland acreage or values, and the specific monitoring of plans to assure compliance and satisfactory results.

### Discussion

Open Space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks for recreation or as a means of preserving significant features in an area, including high capability soils, important habitats, stream environment zones, and mineral resources. This Plan recognizes that open space is needed to create a sense of well being and a high quality of life. Without the use of open space in community design, all sense of the natural environment is lost and the resulting landscape appears sterile, completely man-modified and uninviting. It is the intent of this plan to make open space an integral part of the resulting community in recognition of its importance as a mandatory amenity.

In order to use open space in community design, it must first be recognized. Once recognized it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety. The Dry Creek-West Placer Community Plan should include open spaces for all of these purposes.

#### 1. Open Space for the Preservation of Natural Resources

These areas should include lands for the preservation of plant and animal life including habitat for fish and wildlife species. A protective corridor is being recommended along Dry Creek and its primary tributaries and riparian vegetation area as a means to eliminate the encroachment of development in these environmentally sensitive areas. These protective corridors will also help to preserve the water quality of the major waterways in the area. The majority of the oak woodland groves found in the community plan area shall also be protected as open space

both in the Dry Creek floodplain and as they are individually identified during the course of review on land development projects.

2. Open Space for the Managed Production of Resources

Included in this category would be any agricultural lands of economic importance used in the production of food or fiber. Also included would be any major mineral deposit areas, including those in short supply.

3. Open Space for Outdoor Recreation

Included in this category would be several outstanding scenic routes (e.g. Baseline Road, Walegra Road, Dry Creek Corridor, etc.). Also included would be greenbelts along major County roads to provide an aesthetically pleasing drive as well as creating a noise buffer. There would also be park sites and school property dedicated to playground use, as well as access points to areas such as the Dry Creek Open Space Corridor. Even smaller open space areas surrounding individual residences in rural areas, when considered in the aggregate, constitute a sizable area of visually open landscape. Open space areas are also expected to provide linkages between destinations. For example, the Dry Creek Corridor with an improved trail system would be able to provide a linkage between the Gibson Ranch Co. Park in Sacramento and the City of Roseville.

4. Open Space for Public Health and Safety

These areas would include open space areas for protection from 100 year floods, buffering from disagreeable or potentially hazardous sites (e.g. Southern Pacific Rail Yard or the City of Roseville Sewage Treatment Plant) or from sources of excessive noise.

Implementation

Open space land is any parcel or area of land or water essentially unimproved and designated for any of the open space uses defined in Section 65560 of the Government code of the State of California (see 1 through 4 above). These open space resources shall be protected through the dedication of certain

rights of development and use to the community, in the public interest, while the land remains in private ownership. These protective easements are deemed to be an important adjunct to the implementation of the community's primary planning goal of maintaining its rural quality.

As a condition of approval for development projects, the County may require the dedication of open space lands or the payment of open space mitigation fees in order to provide and maintain open space for the purposes mandated by the state and for those purposes deemed important by the community and Placer County.

Special setbacks will be adopted by ordinance with the specific zoning prepared for this Plan. These call for a non-development (impervious surfaces, fences and structures) setback of 100 feet from the edge of the low flow embankment of permanent streams and 50 feet from the edge of the low flow embankment or centerline of the swale where no flow is apparent for intermittent streams or creeks or the limits of the 100 year floodplain, whichever is greater. Many of the creeks affected are shown on the Community Plan and zoning map of the Dry Creek-West Placer Community Plan area. These streams and their buffer areas shall be delineated on all subdivision maps as open space. This setback is used since the exact extent of the 100 year floodplain for many of the smaller creeks is not known. It is also consistent with the requirements of the State Department of Fish & Game for the minimum area required to maintain the integrity of the wetland and for water quality. With new development projects, the 100 year floodplain of any affected creek should be identified and the project designed to preserve these areas, especially where significant riparian areas exist. Development in open space easements will be less than that allowed in the applicable zoning district. Generally, low intensity activity such as trails, pasturing or minimal planting of native plants may be allowed in these easements, while most structures are not. Where permanent or intermittent streams are not identified by this Plan, the zoning maps, USGS topographical maps or on the U.S.

Fish and Wildlife Service National Wetlands Inventory, an individual site analysis shall determine where setbacks or easements are deemed important. Wetland determinations shall be made using standard criteria for such determinations possibly including a vegetative and soil analysis. The imposition of wetland setbacks shall only be considered for projects subject to discretionary review by the County including, but not limited to, tentative subdivision map approvals, design review and grading permits.

For the purpose of this Plan, wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, opens water areas, permanent and intermittent streams, riffle and pool complexes, vegetated shallows and other aquatic habitats.<sup>7</sup>

The use of specific zoning shall also serve as a tool for implementation by establishing appropriate land use development criteria which includes consideration of the need to provide open space. Specific zoning can also be used to identify and hold parcels as open space land in the short term or indefinitely for the 4 purposes defined earlier. The tools that are provided by zoning include setbacks (this includes noise setbacks), height restrictions, maximum lot coverage and limitations on the use of land. Zoning can serve to protect and enhance agricultural operations, mineral resource deposits, uses which require buffering, floodplains and riparian habitat.

In addition to the Zoning Ordinance, Placer County has a number of additional programs which provide for implementation. These include park fees which can be used for acquisition of open space. Also, land development review procedures can provide for various types of open space. The Placer County Bikeways Master Plan identifies a number of corridors which can provide linear

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7. Source: Section 404 of the Clean Water Act

open space for trail development. The Placer County Grading and Flood Damage Prevention Ordinance will continue to be strictly enforced in order to specifically avoid inappropriate work within floodplains and riparian areas.

### **C. CULTURAL RESOURCES**

Purpose: The intent of the cultural resources element is to determine goals and policies affecting historic and archaeologically or culturally significant areas. This section shall also provide goals and policies affecting recreation facilities for the area.

#### GOALS

1. RECOGNIZE THAT THE DRY CREEK WEST PLACER COMMUNITY PLAN AREA IS A UNIQUE COMMUNITY, WHICH SHOULD INCORPORATE DEVELOPMENT STANDARDS THAT ENHANCE THE AREA'S SEPARATE CULTURAL, SOCIOLOGICAL AND PHYSICAL IDENTITY.
2. PRESERVE AREAS OF OUTSTANDING HISTORICAL, CULTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE.
3. PROVIDE A VARIETY OF PARK AND RECREATION FACILITIES TO MEET THE NEEDS OF ALL SEGMENTS OF THE POPULATION LIVING IN THE DRY CREEK AREA.
4. ENCOURAGE ACTIVITIES, EVENTS AND THE DEVELOPMENT OF COMMUNITY RECREATIONAL FACILITIES WHICH ARE DESIRED BY THE LOCAL CITIZENS AND WHICH ENCOURAGE THE INTERACTION OF THE RESIDENTS IN THE PURSUIT OF COMMON INTERESTS.
5. PROTECT AND ENHANCE THE CHARACTER OF THE DRY CREEK WEST PLACER COMMUNITY PLAN AREA AND MAINTAIN THE COMMUNITY AS A SCENIC, TRANQUIL, FAMILY AND FARM ORIENTED (RESIDENTIAL/AGRICULTURAL COMMUNITY) AREA THAT IS COMPATIBLE WITH THE PHYSICAL AND NATURAL CONSTRAINTS AND FEATURES PRESENT IN THE COMMUNITY.
6. DESIGNATE, PROTECT, AND CONSERVE THE NATURAL RESOURCES OF THE AREA ESPECIALLY WHERE SUCH RESOURCES CAN ADD TO THE VARIETY OF RECREATION ACTIVITIES AVAILABLE.
7. TO MAINTAIN SOME FLEXIBILITY IN THE DEVELOPMENT OF PARK AREAS TO ALLOW FOR CHANGING TRENDS IN RECREATION ACTIVITIES.

8. IN THE LONG TERM, ESTABLISH A PUBLIC AGENCY OR DISTRICT TO GENERATE FUNDS FOR THE MAINTENANCE, PROTECTION, OPERATION, AND DEVELOPMENT OF PARK AND RECREATION AS WELL AS OPEN SPACE AREAS.

#### Policies

1. Identify and protect from destruction and abuse all representative and unique historical, cultural and archaeological sites.
2. Encourage and promote legislation for the protection of notable historical sites and artifacts.
3. Provide future park facilities in accordance with park standards and location guidelines as set forth in the parks and Recreation Section of this Plan.
4. Require the dedication of land and/or payment of fees, in accordance with state law, in order to acquire and develop public recreation facilities, open space, or areas of historical or archaeological significance.
5. Support and cooperate with volunteer groups and organizations that provide recreation activities and events for area residents.
6. Encourage compatible recreational use of open space areas and riparian areas along streams and creeks in the area, where feasible.
7. Encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic preservation.
8. Require site specific studies for archaeological or historical sites in all instances where land development has the potential to have a detrimental impact on these sites.

#### History

The history of the Dry Creek area is varied. Specific information about important persons and events is difficult to identify, however, the remains of the different inhabitants can be found throughout the area representing hundreds of years of occupancy.

The first known inhabitants were the Valley Nisenan Native Americans. These individuals were of the southern Maidu tribe who made their home in the drainages of the American, Yuba and Bear Rivers. They were hunters, gatherers and fishermen. The oak trees' acorn crops were considered to be an important part of their diet, although not the sole source of nutrition. Deer and elk were hunted by bow and arrow, nets, deadfalls, traps and snares. In and around the City of Roseville deep middens, cemeteries, bedrock mortars and artifacts have been found, particularly around Dry Creek. A typical group would control a defined geographic area of ±100 miles. The population of Nisenan was largely eliminated by disease brought in by the influx of Euro-American settlers starting in the 1830's.

The first European exploration of the area was conducted by a Spaniard by the name of Gabriel Moraga between 1806 and 1808. The purpose of this visit was to search for prospective mission sites, runaway Indians and to punish those Indians found to be hostile to Spanish rule. Jedediah Smith and his party of fur trappers is thought to have visited this region for beaver pelts between 1827-1828. By the 1850's ±10,000 people were thought to inhabit the area as part of the "Gold Rush" initiated in 1848. By this time the Nisenan population had largely been eliminated by disease or had left the area.

Following a lapse in mining activities, the area began to be cultivated for agricultural products. Eventually the City of Roseville was formed as a hub for ranching and farming and as the switching yard facilities for the transcontinental railroad over the Sierra Nevada's.

Over the past 50 years or so, the area has largely developed into a rural residential and farming community, distinctly different than the more urbanized communities of Roseville to the north and east and Antelope to the south. This plan recognizes this rich historical past and attempts to provide goals and policies which encourage efforts to maintain the uniqueness of the area.

## Recreation

Specific information related to recreational facilities is found in the Parks and Recreation section of the Community Development Element.

## Implementation

All historical and archaeological sites should be located and evaluated. If deemed important, these sites should be made known to the Placer County Historical Advisory Board. This Board may support a listing of the site with the State of California as a Point of Historical Interest. Furthermore, all known sites should be brought to the attention of the County Museum's office whose staff and volunteers will be implementing a cultural resource inventory throughout Placer County.

Park development in the Plan area shall consider multi-use functions for open space which includes the preservation of significant cultural or historical sites. The dedication of land and/or payment of fees which is used to acquire, improve, or enhance park sites shall be made a part of the land development review process in this Plan area and be specifically applied to development of park facilities in recognition of the goals and policies stated herein.



**TRANSPORTATION  
AND  
CIRCULATION  
ELEMENT**



## SECTION IV

### PURPOSES

The purposes of the Transportation/Circulation Element of the Dry Creek-Western Placer County Community Plan ("Community Plan") are:

- A. To describe existing and future traffic conditions as the Community Plan area and region are developed.
- B. To devise a method of ensuring safety and a desirable Level of Service (LOS) on the Community Plan area road network.
- C. To establish a Capital Improvement Program (CIP) to accommodate future traffic volumes.
- D. To establish a financing method to fund the CIP.
- E. To provide for necessary pedestrian, equestrian, and bike facilities.

### GOALS

- 1. EXISTING RESIDENTIAL ROUTES IN THE COMMUNITY PLAN AREA SHALL BE PRESERVED AND ENHANCED AS SAFE, SCENIC ROUTES.
- 2. TRANSPORTATION FACILITIES SHALL ALLOW SAFE AND REASONABLY CONVENIENT TRAVEL THROUGHOUT THE PLAN AREA.
- 3. THE DEVELOPMENT OF ARTERIAL ROADWAYS SHALL BE AVOIDED IF THEY WOULD DESTROY THE LOCAL CHARACTER OF THE PLAN AREA. HOWEVER, IT IS EXPRESSLY RECOGNIZED THAT THE CIP INCLUDED IN THIS COMMUNITY PLAN IS NOT IN CONFLICT WITH THIS GOAL.

4. "THROUGH" TRAFFIC WHICH MUST PASS THROUGH THIS COMMUNITY PLAN AREA SHALL BE ACCOMMODATED IN A MANNER WHICH WILL NOT ENCOURAGE THE USE OF NEIGHBORHOOD ROADWAYS. "THROUGH" TRAFFIC SHALL BE DIRECTED TO APPROPRIATE ROUTES (SUCH AS WALERGA ROAD, FIDDYMENT ROAD, BASELINE ROAD, ETC.) IN ORDER TO MAINTAIN PUBLIC SAFETY AND A RURAL QUALITY WITHIN THE COMMUNITY PLAN AREA.
5. THE ROAD NETWORK WITHIN THE COMMUNITY PLAN AREA SHALL BE COORDINATED WITH ROAD NETWORKS OF ADJACENT JURISDICTIONS.
6. THE CAPITAL IMPROVEMENT PROGRAM (CIP) SHALL BE SUFFICIENT TO ENSURE A MINIMUM LEVEL OF SERVICE (LOS) "C" ON THE COMMUNITY PLAN AREA'S ROAD NETWORK -- GIVEN THE PROJECTED BUILDOUT OF THE COMMUNITY PLAN AREA AND IMPLEMENTATION OF THE CIP.
7. SUFFICIENT FUNDING SHALL BE AVAILABLE TO FUND PROJECTS IN THE CIP.
8. A COMMUNITY TRAIL SYSTEM SHALL BE DEVELOPED TO:
  - a. PROVIDE SAFE, PLEASANT, AND CONVENIENT TRAVEL BY FOOT, HORSE, OR BICYCLE WITHIN THE COMMUNITY PLAN AREA.
  - b. PROVIDE RECREATIONAL OPPORTUNITIES TO RESIDENTS OF THE COMMUNITY PLAN AREA.
  - c. CONNECT LOCAL TRAILS TO REGIONAL TRAIL SYSTEMS.
  - d. ESTABLISH AN OFF-STREET, NON-VEHICULAR COMMUNITY TRAIL SYSTEM WHICH LINKS SCHOOL FACILITIES, PARKS AND RECREATION, COMMUNITY BUILDINGS, AND OTHER COMMUNITY-ORIENTED PUBLIC SERVICES WITH RESIDENTIAL DEVELOPMENTS.
9. PUBLIC AND PRIVATE TRANSIT USE SHALL BE ENCOURAGED. PUBLIC TRANSPORTATION OPPORTUNITIES SHALL BE EXPANDED WHEN FEASIBILITY CAN BE DEMONSTRATED.

10. MAJOR DEVELOPMENT SHALL NOT BE APPROVED WITHIN THE PROPOSED STATE ROUTE 102 CORRIDOR STUDY AREA.
11. ROAD AND TRAIL MAINTENANCE SHALL BE ADEQUATE TO ENSURE SAFETY, ECONOMY, AND EFFICIENCY.

#### POLICIES

1. The design of any new road or major change within the Community Plan area shall assure that the scenic and rural qualities of the area will be maintained. Such design shall minimize impacts upon agricultural lands, natural resources, and historic sites.
2. The road network for the Community Plan area shall be planned in a manner which reduces future traffic volumes on Cook-Riolo Road.
3. The road network for the Community Plan area shall be planned in a manner which avoids the need for additional lanes on Cook-Riolo Road.
4. The road network for the Community Plan shall be planned in a manner which reduces future traffic volumes on both PFE Road and Cook-Riolo Road past the historic Dry Creek School site.
5. The road network for the Community Plan area shall be planned in a manner which avoids significant increases in anticipated traffic on the road networks in Sacramento County and the City of Roseville.
6. The rights-of-way for roads shall be wide enough to accommodate roadways, trails, bikeways, drainage, public utilities, landscaping/vegetation, and suitable separation between facilities. Minimum right-of-way width for Walerga Road shall be 144'. Minimum right-of-way width shall be 120' for PFE Road, Baseline Road, Cook-Riolo Road, Don Julio Blvd., and Watt Avenue. Other roads shall have a 60' minimum right-of-way width.

7. Street lighting, traffic signals, and signage shall be kept to a minimum.
8. Off-street vehicular parking shall be provided for all new development.
9. The level of service (LOS) on roadways and intersections identified in the Capital Improvement Program (CIP) shall be at Level C or better. The first priority for available funding shall be the correction of potential hazards. Land development projects shall be approved only if LOS C can be sustained on the CIP roads and intersections after:
  - a. Traffic from approved projects has been added to the system.
  - b. Improvements funded by this program have been constructed.
10. The CIP shall be constructed in response to buildout of the Community Plan area. Traffic mitigation fees to fund the CIP shall be required as conditions of approval for all land development projects within the Community Plan area.
11. On-site and "frontage" improvements of projects which comprise the CIP shall be required as conditions of approval for all land development projects. Priority and scheduling of projects from the CIP shall be determined by the Placer County Board of Supervisors.
12. Traffic mitigation fee programs shall be based on potential traffic generation from proposed projects. Such traffic generation shall be estimated by using a standard reference source such as the Institute of Transportation Engineers (ITE). Fees shall be collected when building permits are issued.

13. Community Plan area roadways shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere (such as walking, biking, horseback riding, etc.). Roadways which provide access to the linear "parkway" along Dry Creek and residential areas shall be designed to discourage through traffic. Alignment, width, signage, etc., shall all be appropriate for a minor residential street rather than a major arterial.
14. As development of the Community Plan area occurs, public dedication of rights-of-way shall be required for the roads, trails, and bikeways identified in this Community Plan. Construction of such roads, trails, and bikeways shall be required as conditions of approval placed on land development project approvals.
15. Trail easements shall not be abandoned unless there is strong evidence of no practical use for trail purposes.
16. Bus stop turnouts and shelters shall be required at appropriate locations as conditions of approval for land development. The review of such facilities shall be coordinated with the appropriate school district(s) to assure proper locations for student pick-up and drop-off. "Park and ride" shelters and parking areas shall be required at appropriate locations as conditions of approval.
17. General Plan amendments and rezonings shall not be allowed within the proposed State Route 102 corridor study area until after an alignment has been identified.
18. Land development projects shall be designed to minimize the number of access points onto major roadways.

19. Adequate safety precautions shall be provided at major intersections. Such precautions may include crossing guards, signalization, and other measures to improve the safety for pedestrians and reduce the risk of accidents.

## EXISTING TRANSPORTATION SYSTEM

### Highways and Roads

The major highway serving the region where the Community Plan area lies is Interstate 80. At present, there are three interchanges on I-80 (Antelope Road, Riverside Blvd., and Douglas Blvd.) that indirectly serve the Community Plan area. To the west of the Community Plan area, State Route 70/99 provides a connection to Sacramento and Sutter Counties.

Within the Community Plan area, the major East-West streets are Baseline Road and PFE Road which connect the Plan area with City of Roseville. The major North-South streets are Walerga Road, Watt Avenue, and Cook-Riolo Road. To the South, these roads connect with the road network of the North Antelope area of Sacramento County. At present, these roads terminate at Baseline Road on the north edge of the Community Plan boundary. The City of Roseville recently completed the Northwest Roseville Specific Plan which provides for northerly extensions of several existing roads from the Community Plan area. A map which shows present traffic volumes on the Community Plan area's road network is included on page 127.

Almost all the roads within the Community Plan area are historic routes which have been improved to their present 2-lane, asphalt standard by decades of maintenance activities. These roads were generally not designed or constructed to current standards. Typical deficiencies include: lack of shoulders, reduced lane widths, road-side drainage and cross-drainage problems, structural section, etc. However, these "country roads" provide a desirable level of service and are otherwise generally adequate for present traffic conditions.



### Transit

There is presently no public transit service through the Community Plan area. However, the City of Roseville operates a demand-response transit service and provides time transfers to the Sacramento Regional Transit (RT) system.

### Air

There is presently no air service to the Community Plan area, and there are no plans for airports. The nearest public facilities are located at the Lincoln Airport, approximately 10 miles north of the Community Plan area. There is one historic private landing strip within the Community Plan area that is seldom used. Overflights of the Community Plan area from McClellan Air Force Base are of no transportation significance.

### Transportation Systems Management

There are no public "Park and Ride" lots or other transportation system management (TSM) efforts presently underway within the Community Plan area. Several large employers in the Sunset industrial area allow flex time and/or schedule shift changes at other than normal times. This creates the opportunity for employees who are residents of the Community Plan area to avoid peak-hour traffic. A TSM monitoring and information program is in place for these Sunset area employers. This program coordinates ridesharing activities and provides an annual report on the jobs/ housing ratio for the South Placer area (which includes this Community Plan area).

### Trails

There is no designated network of hiking or equestrian trails within the Community Plan area. However, an informal system of trails has been developed by use. There is no maintenance program for these trails and there is no trail plan to provide for expansion of the system or connections between trails.

Within the City of Roseville to the East and Sacramento County to the South, trail systems are planned along the Dry Creek corridor and along major roadways. In some places, existing road rights-of-way within the Community Plan area are not sufficiently wide to allow trail construction.

At locations in the Community Plan area where urbanized development has occurred, concrete sidewalks have been standard requirements by the County for residential and commercial uses. However, County policy has allowed larger lot subdivisions without these urban amenities.

#### EXISTING IMPROVEMENT PROGRAMS

Road maintenance and improvement within the Community Plan area is presently supported by the County's Road Fund. Improvements include: correction of potential hazards, occasional asphalt overlays, and minor maintenance work. East of Fiddymment Road, approximately 3 miles of Baseline Road was recently reconstructed by the City of Roseville. Sacramento County has agreed to fund reconstruction of a 2-lane section of Walerga Road between the Sacramento County line and PFE Road in 1990. No improvements to the County's road network within the Community Plan area are included in the County's 2-year or 5-year Transportation Improvement Program.

There are no funding programs unique to this Community Plan area in place at the present time (such as -TL Zone programs used elsewhere in the County). When land development occurs within the Community Plan area, dedication of road and public utility rights-of-way is required along County road frontage. Widening and/or reconstruction of road frontage is required on a case-by-case basis.

Road improvement standards which are required of land development are based on the County's "2156" Highway Deficiency Report. This document establishes the ultimate right-of-way width, road width, and structural section for all County roads. This document is usually updated as plans for specific areas within the County are prepared. No Level of Service standard has yet been established within the Community Plan area.

Areas within the City of Roseville and Sacramento County that ad-join the Community Plan area have specific land use plans and capital improvement programs that are enabling rapid development.

#### LEVEL OF SERVICE

The planning of the future road network proposed by this Community Plan is largely based on the concept of "level of service" (LOS). LOS is a quantitative and qualitative measure of traffic conditions on isolated sections of roadway or intersections (see Table T-1, pages 131 and 132). LOS ranges from level A, with no congestion, to level F, where the system fails with "gridlock" or stop-and-go conditions prevailing. The quantitative basis for determining LOS is the ratio between existing traffic volume (V) and the calculated capacity (C), the "V/C ratio". Normally, intersection(s) capacity will be the limiting factor in an area's road network.

The performance standard approach assumes that a specified LOS -- in this case, the lower limits of level C -- becomes a standard for the area's road network. Land development projects must satisfy this performance standard in order to receive permit approval; in other words, a developer must show that a certain standard for traffic conditions will exist after a proposed project is in place. The existing road network in the area of such a project may have sufficient capacity for the project's traffic; or it may be necessary to increase the available capacity by capital improvements (i.e., increasing the number of lanes, signaling an intersection, etc.).

TABLE T1

## LEVEL OF SERVICE DEFINITIONS

<u>Level of Service</u>	<u>Intersection</u>	<u>Highway</u>
A	Uncongested operations, all queues clear in a single signal cycle. $V/C = 0.00 - 0.60^*$	Free flow, vehicles unaffected by other vehicles in the traffic stream
B	Uncongested operations, all queues clear in a single cycle. $V/C = 0.61 - 0.70$	Higher speed range of stable flow. Volume 50% of capacity or less
C	Light congestion, occasional backups on critical approaches $V/C = 0.71 - 0.80$	Stable flow with volumes not exceeding 75% capacity
D	Significant congestion of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. $V/C = 0.81 - 0.90$	Upper end of stable flow conditions. Volumes do not exceed 90% of capacity

E	Severe congestion with some long, standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). V/C = 0.91 - 1.00	Unstable flow at roadway capacity. Operating speeds 30 to 25 mph or less
F	Total breakdown, stop-and-go operation V/C 1.00	Stop-and-go traffic with operating speeds less than 30 mph

\*V/C ratio same for highway description

#### Traffic Model Used to Forecast Future Traffic Conditions for the Dry Creek-Western Placer County Community Plan Area

The existing South Placer Traffic Model was refined for this Dry Creek-Western Placer County Community Plan by adding new traffic analysis zones for all the area west of Watt Avenue. In addition, some of the existing zones east of Watt Avenue were revised. Trip generation rates for the Community Plan area are generally consistent with those used for the South Placer Traffic Model and are taken from standard reference sources which are verified for the local area. The traffic model does not assume the existence of Legislative Route 102, the proposed highway connector between I-80 near Auburn and State Highways 70/99 currently being studied by Caltrans.

Computer modeling for the Community Plan included future traffic likely to come from areas north of the Community Plan and from proposed industrial development in south Sutter County. The model runs assumed that Walerga Road would be realigned to make it con-

tinuous with Fiddymment Road. The model also assumes that the North Cook-Riolo Road/Baseline Road intersection would be reconfigured to encourage traffic to use Baseline Road/ North Cook-Riolo Road/Junction Blvd. rather than the existing Baseline Road/Main Street route. This change reflects current planning by the City of Roseville and the model indicates some relief of future traffic volumes on Main Street. No other new roadways through the Community Plan area were assumed except as noted on the "Road Network Alternative" pages.

Several land use alternatives were evaluated by the traffic model. The following descriptions of Road Network Alternatives A through E are based on a preliminary version of the recommended land use alternative. Additional road network evaluation by the traffic model (beginning on page 146) is based on more precise calculations of traffic resulting from the land use alternative adopted by the Board of Supervisors on May 14, 1990. The adopted land use and road network alternatives assume residential density of one dwelling unit per acre for "Development Reserve" areas with the Dry Creek drainage basin. Otherwise, only agricultural land uses have been assumed for all of the Community Plan area west of Walerga Road, other than the Reigo townsite.

Areas outside of the Community Plan were retained at the levels of buildout specified in the South Placer Traffic Model. However, 80% of maximum residential density allowed by the land use plan was assumed to be full buildout for the Community Plan area. This is consistent with Placer County's experience in other plan areas and results from a combination of vacant parcels, area used for streets, etc. Because of the large volume of "through" traffic, different proposed land use alternatives generally do not require major changes in the road network (such as number of lanes). That part of the Community Plan's road network which lies to the west of Watt Avenue is affected very little by either through traffic or land use alternative changes.

Capacity analysis was performed using future traffic volumes projected by the model. Future road improvements which would change the size of facilities and the sizing necessary to achieve LOS C were also developed. A basic operating assumption for this study is that

road facility requirements are those needed to achieve LOS C at full (i.e., 80%) buildout of the Community Plan area. Initial model runs estimated lane requirements for streets using 12,000 vehicles per day per two lanes as the approximate limits of LOS C. This "threshold" volume proved to be higher than that resulting from a more precise calculation using the Transportation Research Board's Highway Capacity Manual. More specific analyses of LOS at intersections using PM peak-hour traffic volumes were then undertaken. The number of lanes necessary for each directional movement (including turning) was then determined in order to sustain LOS C.

The most heavy traffic loadings from all Land Use Alternatives are within the City of Roseville on the Foothills-Cirby-Riverside pathway between the Community Plan area and I-80. Original model runs forecast a loading of approximately equal daily volumes (slightly more than 20,000 total vehicles per day) to both Main Street and Junction Blvd. if both are improved to 4 lanes. If Junction Blvd. were improved so that it becomes a bypass to Main Street, this balance could be shifted away from Main Street which could remain two lanes. The model assumes that Main Street will remain a low-speed, 2-lane road.

The traffic model used for this Community Plan incorporates future improvements to the road network planned by other jurisdictions such as the Antelope Road railroad overpass in Sacramento County.

## PROPOSED TRANSPORTATION SYSTEMS

### Road Network

The Dry Creek-Western Placer County Community Plan will be the second Community Plan for which the South Placer Traffic Model has been used for transportation planning (Granite Bay was the first). If the Community Plan's development potential is limited to the proposed densities and locations within the land use alternative adopted by the Board of Supervisors, a Level of Service C can be maintained throughout the Community Plan area's road network. In addition, certain improvements anticipated by the County's 1968 General Plan can be eliminated (for example, Cook-Riolo Road can be left at a two-lane standard).

Cooperative planning by Placer County, Sacramento County, and Roseville is necessary to ensure that traffic from one jurisdiction does not cause unanticipated impacts elsewhere. The road network within each jurisdiction must be located and sized with respect to the needs of the adjacent jurisdictions, also.

One major transportation planning task for this Community Plan area is accommodating through traffic between these external areas. Because jobs and housing will exist both in the Sunset/North Roseville area to the North and the Antelope/Sacramento area, a two-way commute through the Community Plan area can be expected to occur.

In the absence of formal agreements among these several jurisdictions, additional rights-of-way should be obtained along road corridors that could allow for enlargement if growth beyond what is presently anticipated is allowed in neighboring jurisdictions. If this extra right-of-way width proves to be unnecessary for road widening, the extra setback distances for structures would contribute to the sense of rural atmosphere and allow extra separation from parallel trails.

During preparation of the Circulation Element for this Community Plan, it became apparent that accommodating traffic through the area would be a large part of the task. As our modeling progressed, the significance of this through traffic became apparent. On most of the major roads through the area, future traffic volumes would change only slightly with variations of land use within the Community Plan area. In other words, most of the traffic which must be accommodated comes from either the Roseville area, North Antelope area, or Sutter County.

In the past two years, both the City of Roseville and Sacramento County (for North Antelope) have prepared land use and circulation plans for areas adjacent to the Community Plan area. In each case, development potential and road network capacity were balanced to ensure a desirable, future level of service. Each of these jurisdictions provided for through traffic from neighboring areas in their planning processes. In the absence of a Community Plan for the West Roseville area, the County's General Plan was used by them to estimate development potential, future traffic, and the future road network within the Southwestern Placer County area. Placer County's current

General Plan (which was adopted in 1968) indicates a future 4-lane standard for PFE Road, Watt Avenue, Walerga Road, and Cook-Riolo Road. Sacramento County and the City of Roseville relied on this standard for the road network within Placer County when doing their own planning.

If transportation planning were the only consideration, the most desirable road network pattern for this Community Plan area is that shown on Map 2 which depicts Road Network Alternative A (see page 141.) This provides for a 4-lane section on PFE Road, Watt Avenue, Walerga Road, Baseline Road, and Cook-Riolo Road as shown in the Placer County General Plan. Such a road network would accommodate the future traffic volumes through the area at a desirable Level of Service and would provide the proper spacing between major arterials. This network would also match those of adjacent jurisdictions where road planning has been based upon such a network.

Early in the development of this Community Plan, citizens in the Community Plan area expressed their concerns about the future development of Cook-Riolo Road to a 4-lane standard. There was also substantial concern about the scale of future traffic volumes on Cook-Riolo Road. The transportation planning staff were directed to devise measures to reduce future traffic volumes on Cook-Riolo Road and thereby avoid the necessity for an expansion to four lanes. In meetings with community groups and other interested persons from the area, the importance of the existing Dry Creek School site to the community also became a factor in transportation planning. Reducing projected traffic volumes past this historic and present-day school site became a part of our traffic planning work.

The primary through traffic movement in the Community Plan area is generally in the northeast/southwest direction. Outside the Community Plan area in both the Antelope (southwesterly) and North Roseville/Sunset (northeasterly) areas, there are significant jobs and housing bases. The result of this is a relatively well-balanced, two-way commute from housing in the Antelope area to jobs in the North Roseville/Sunset area and vice-versa. Accommodating this through traffic demand while minimizing effects upon Cook-Riolo Road and the Dry Creek School site became Community Plan policies.

The transportation planning efforts then concentrated on redirecting the relatively heavy commute traffic predicted on Cook-Riolo Road to other corridors easterly and westerly. The modeling effort attempted to make these alternative corridors attractive by providing major improvements and widening while leaving sections of the Cook-Riolo Road corridor unimproved from present standards. There was no combination of improvements elsewhere that would allow travel time (and, hence, the desirability of the alternate corridors) to be so improved that they would make Cook-Riolo relatively less desirable. The modeling effort led to the conclusion that no matter what improvements were constructed elsewhere, the only way to achieve the objective of reducing future traffic volumes on Cook-Riolo Road would be to terminate the road in cul de sacs somewhere between PFE Road and Vineyard Road (perhaps at the Dry Creek crossing). This configuration is shown on Map 3 which depicts Road Network Alternative B (see page 142). This proposal would obviously affect the convenience and safety for residents of the area. Response time for emergency vehicles would be increased, and school bus routes would be lengthened. However, some secondary access would still exist for most residents if the road were so terminated.

The model was then used to examine what would happen to through traffic which would be redirected as a result of terminating Cook-Riolo Road (approximately 18,000 vehicles per day), we found that most of the redirected traffic would use the PFE/Atkinson/Foothills corridor. Approximately two-thirds of the Cook-Riolo traffic would be directed toward this easterly corridor, and one-third to the Walerga/Baseline/ Fiddymont corridor. Small amounts of this redirected traffic would also use Watt Avenue, North Antelope Road, Roseville Road, and Antelope Road/ I-80/Riverside/Cirby.

This increased traffic burden within the City of Roseville would reduce future level of service below that established by City policy and reflected in the City's land use and circulation planning. The City of Roseville's concerns over this prospect became another criterion for the Community Plan's transportation planning. The transportation policies were now further complicated for devising a circulation network:

1. That would accommodate future traffic with a level of service C or better within the Community Plan area.
2. That would reduce future traffic volumes and the need for widening on Cook-Riolo Road.
3. That would reduce projected traffic volumes past the Dry Creek School site.
4. That would avoid causing traffic increases within the City of Roseville which would result in deterioration of anticipated traffic conditions.

At this point, County Staff met with representatives from Sacramento County and the City of Roseville to discuss the regional road network solutions which might accomplish this complex goal. Our consensus was that a new corridor parallel to Cook-Riolo Road would be impossible to the East because of the same community concerns that existing neighborhoods and a rural lifestyle would be unacceptably impacted by such a major corridor. While the improvement of Walerga Road would be of value, it is so far to the West of the "travel demand line" that it would not accomplish the objective.

The solution appeared to be a change in the alignment of Don Julio Blvd. in both Sacramento and Placer Counties so that it would intersect PFE Road approximately 1/2 mile to the west of Cook-Riolo Road. From there, it would continue northwesterly through presently undeveloped lands, crossing Dry Creek, to intersect with Baseline Road at Fiddymment Road. (See Map 4 - Road Network Alternative C on page 143.) This alignment would be to the west of the limits of the existing developed neighborhood which ends at about Crowder Road. The consensus opinion was that if this corridor were improved to a 4-lane standard with a relatively high speed alignment and limited access, and other existing roads were left unimproved, that it would be the preferred route for through traffic. This potential alignment was discussed with citizen groups and at public information meetings with the Planning Commissions. This new corridor appeared to be the best way to accommodate our complicated transportation objective.

When this new corridor was evaluated by the traffic model, it became apparent that it would not accomplish its intended purpose. Even if it were improved significantly and existing routes left in their present condition, the existing routes would require less travel time and would be more direct. Because the proposed corridor would take traffic around the developed area, it would require more travel time. It would, therefore, be less desirable and would be little used.

The next evaluation was to examine the possibility of not connecting Don Julio Blvd. through to the Placer County road network. (See Map 5 - Road Network Alternative D on page 144). The idea for this modeling exercise was to direct future traffic around the Community Plan area before it even reaches the Placer County road network. Our modeling effort showed that traffic which would have used the Don Julio Blvd. corridor would be directed easterly and westerly from the Antelope area. However, much of the traffic going northerly on Walerga Road would find that the shortest route to its destination would be easterly on PFE Road and then either northerly on Cook-Riolo Road or continuing east on PFE Road to Atkinson Street. This alternative also failed to accomplish the transportation goals.

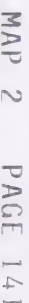
Having investigated the possibility of terminating one existing through road (Cook-Riolo Road) in order to avoid future through traffic volumes, the model was then used to examine the effects of terminating other existing roads in the hope of finding some solution. Rather surprisingly, this approach seems to work very well at one location. (See Map 6 - Road Network Alternative E on page 145.) If PFE Road were to be interrupted between Cook-Riolo Road and the Don Julio intersection, all the criteria of the transportation planning goals could be met.

The traffic modeling shows that if traffic were not able to use PFE Road as a route into Roseville from Walerga Road and Don Julio Blvd., it would use the Walerga Road corridor. The remainder would use Antelope Road or Roseville Road and would, therefore, not impact neighborhoods and sensitive sites within the Community Plan area. Cook-Riolo Road could remain open and experience future traffic which would be increased but remain well within Level of Service limits. Very little "through" traffic would pass the Dry Creek School site.

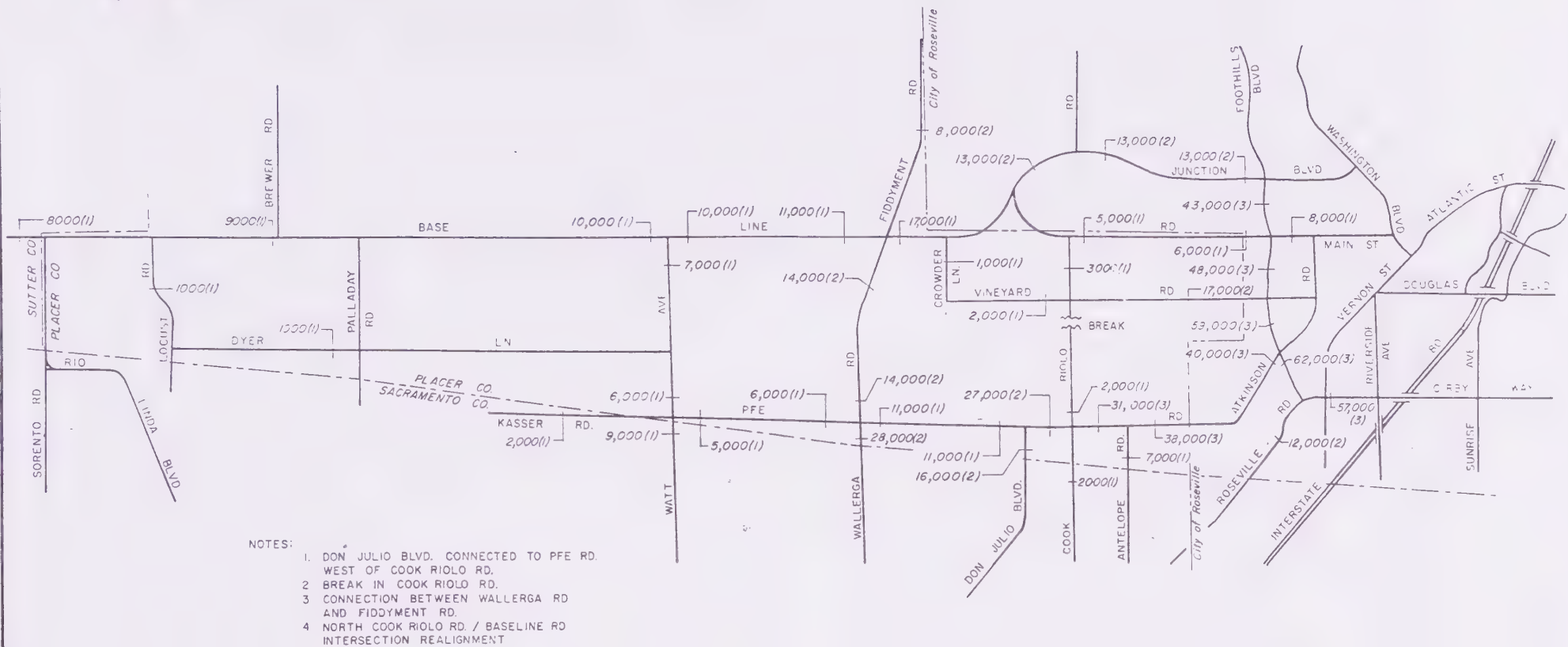
The road network within the City of Roseville would not be burdened with traffic volumes in excess of those which would be expected if the County's road network were improved as described in the 1968 General Plan.

Staff and the Planning Commission recommended that this Road Network Alternative E be adopted. The Board of Supervisors approved and adopted this Road Network Alternative on May 14, 1990. Interruption of PFE Road will not be accomplished at this time. Instead, as traffic volumes rise to specified levels on Cook-Riolo Road or PFE Road at the school site, only then will barriers or other interrupting devices be constructed. The traffic volume level which causes the closure of PFE Road is set at 5,000 vehicles per day (average daily traffic). This will enable free circulation through the area for the time being, but guarantee residents of the Community Plan area a limit to the amount of traffic they will experience on specified local roads. Barriers will be constructed in a manner which allows pedestrian, equestrian, and emergency vehicle access.

This adopted alternative also retains a number of future options. Community sentiments may change in the several years before traffic volumes rise to the "trigger" level which would require closure of PFE Road. If, at that time, the community determines that free-flowing circulation along PFE Road is more important than the reduced traffic on Cook-Riolo Road and past the school site, it could petition the Board of Supervisors to amend this Community Plan and prevent the closure. Rights-of-way would be sufficiently wide to allow future improvement of the Don Julio Blvd./PFE Road/Cook-Riolo Road corridor. Either the future improvement of this corridor or the approved interruption of PFE Road would avoid increases in projected traffic at critical locations within the City of Roseville. The adopted Road Network Alternative eliminates the need for costly improvements to mitigate such impacts outside of the Community Plan area. It further reduces capital improvement costs by avoiding the need for road network improvements within the Community Plan area, as described on page 152, below.

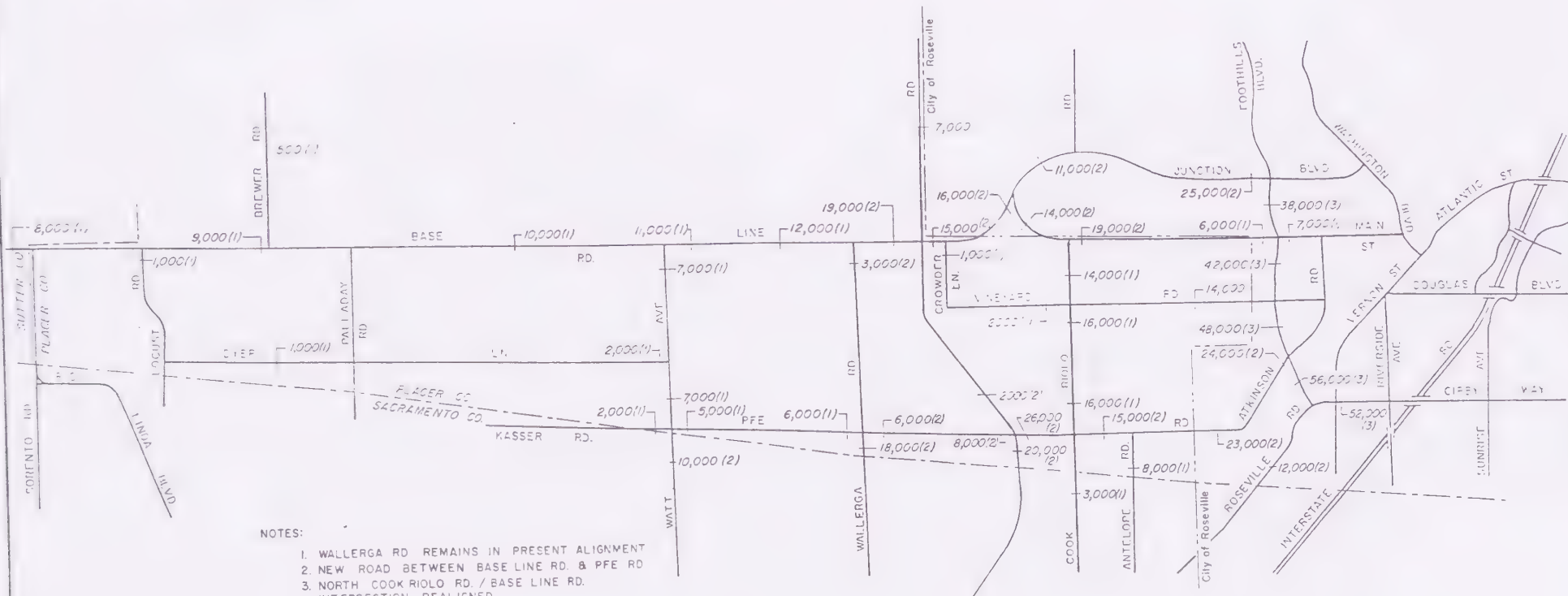


XX,000 = PROJECTED DAILY TRAFFIC VOLUMES  
(X) = NO. OF THROUGH LANES IN EACH DIRECTION



# ROAD NETWORK ALTERNATE 'B'

**LEGEND**  
 xx,000 = PROJECTED DAILY TRAFFIC VOLUMES  
 (X) = NO OF THROUGH LANES IN EACH DIRECTION



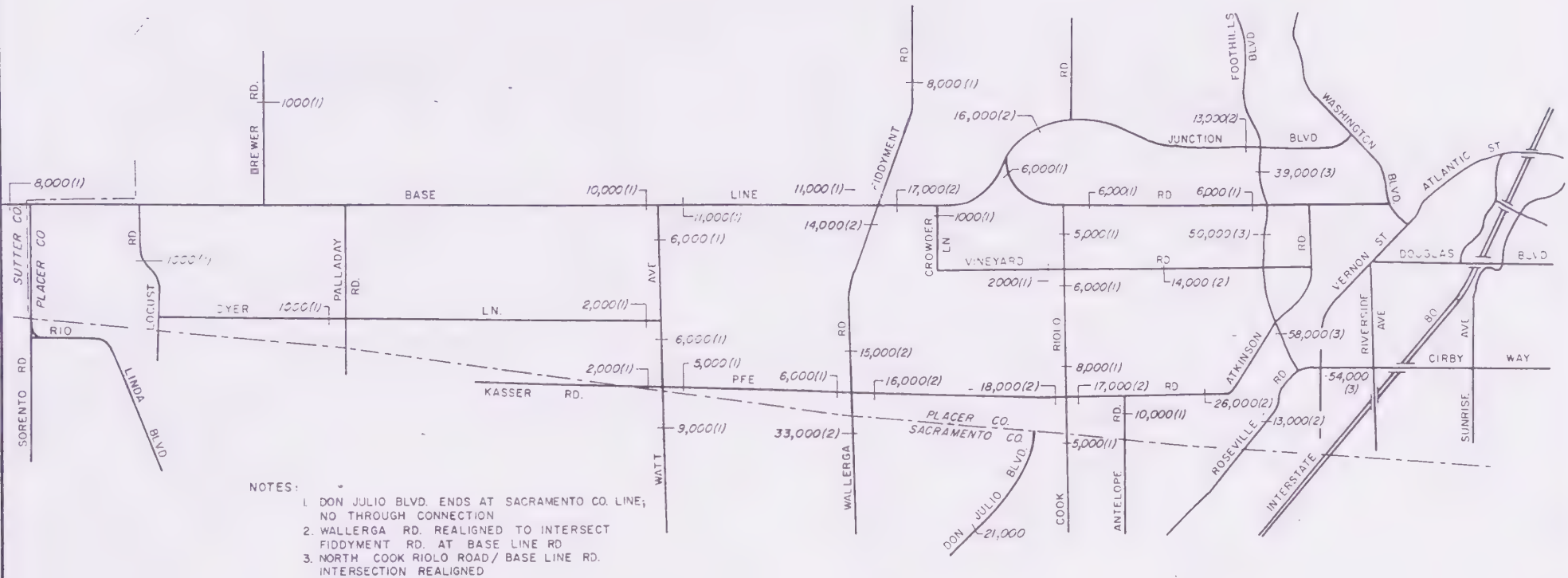
NOTES:

1. WALLERGA RD REMAINS IN PRESENT ALIGNMENT
2. NEW ROAD BETWEEN BASE LINE RD. & PFE RD
3. NORTH COOK RIOLO RD. / BASE LINE RD. INTERSECTION REALIGNED

# ROAD NETWORK ALTERNATE 'C'

LEGEND

- XX,000 = PROJECTED DAILY TRAFFIC VOLUMES  
(X) = NO. OF THROUGH LANES IN EACH DIRECTION

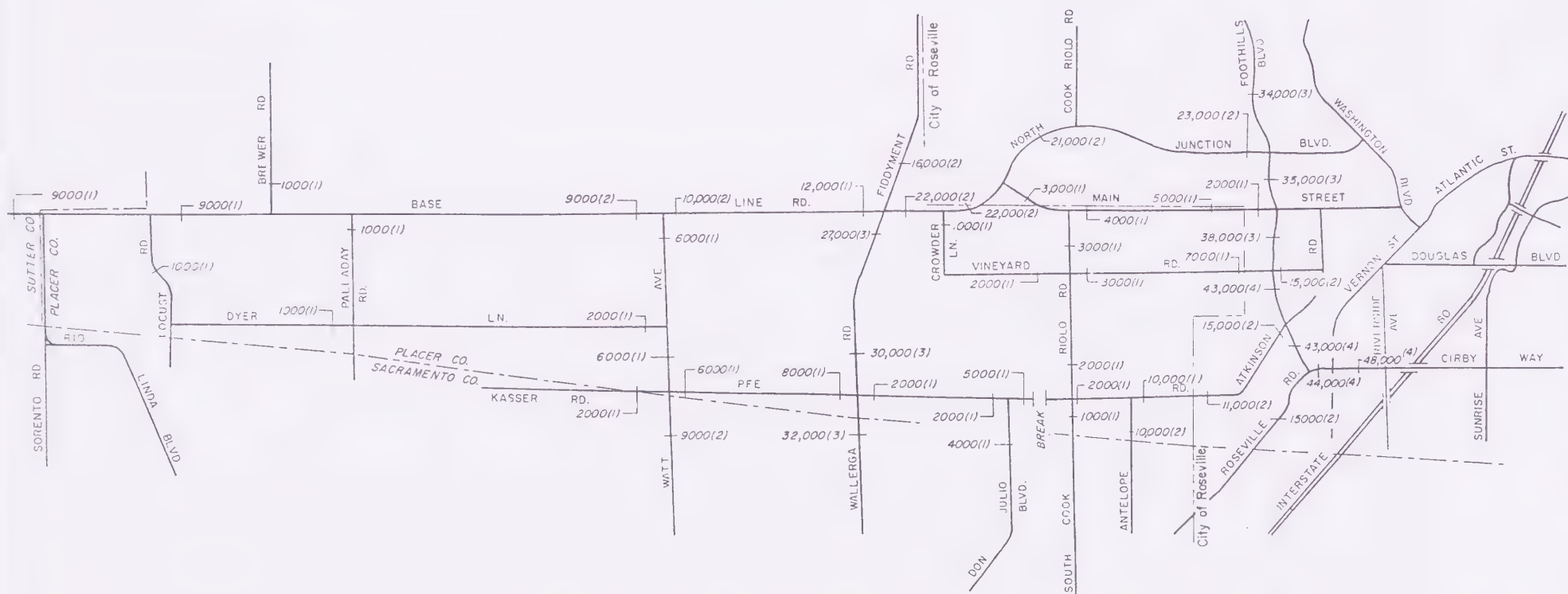


# ROAD NETWORK ALTERNATE 'D'

**LEGEND**

XX,000 = PROJECTED DAILY TRAFFIC VOLUMES

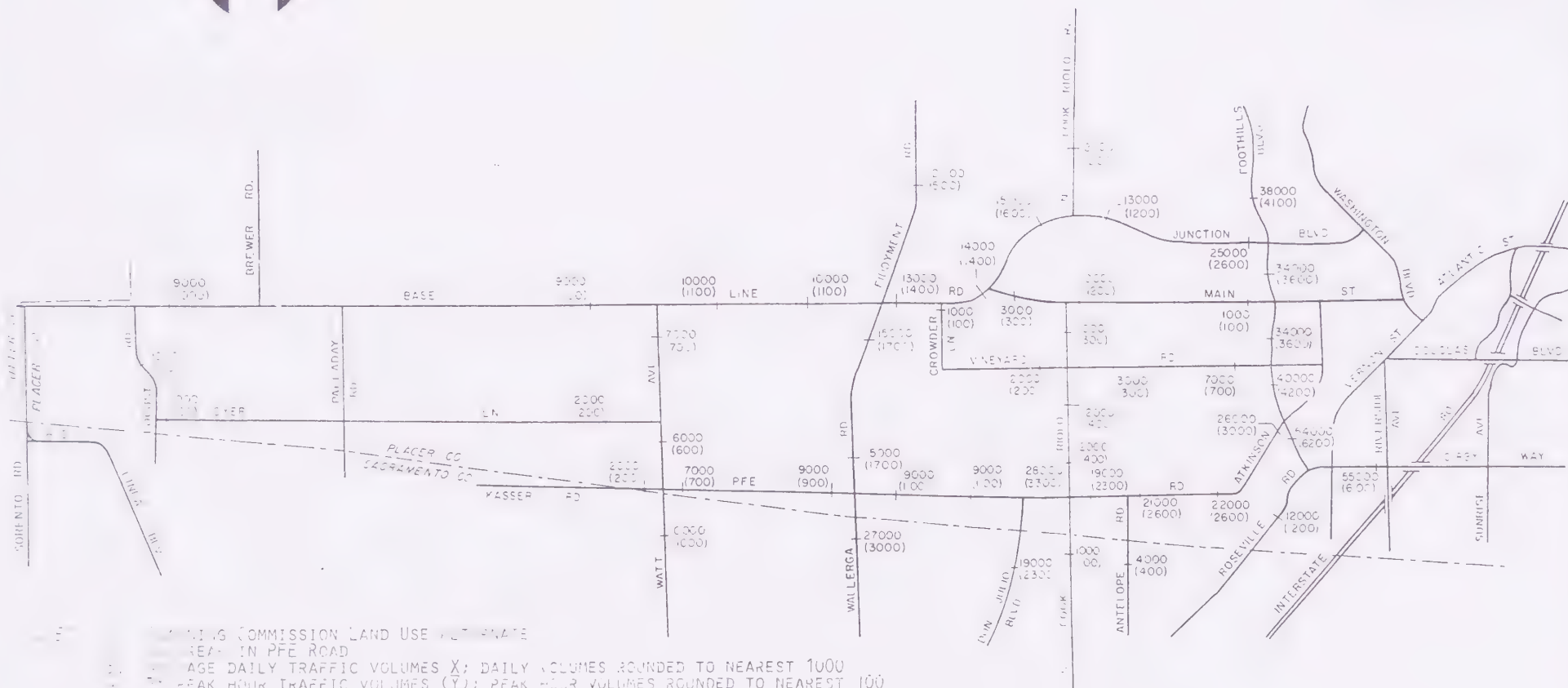
(X) = NO. OF THROUGH LANES IN EACH DIRECTION



## ADOPTED ROAD NETWORK ALTERNATE 'E'

The following Maps 7 through 10 (pages 147 through 150) allow a comparison of future traffic volumes on the area's road network with PFE Road both open and closed. Both average daily traffic and PM peak-hour traffic volumes are presented. In addition, Table T-2 on page 152 and Map 11 on page 151 show the effect of the closure of PFE road on level of service at 23 major intersections throughout the area. Road improvement assumptions are the same for either scenario.

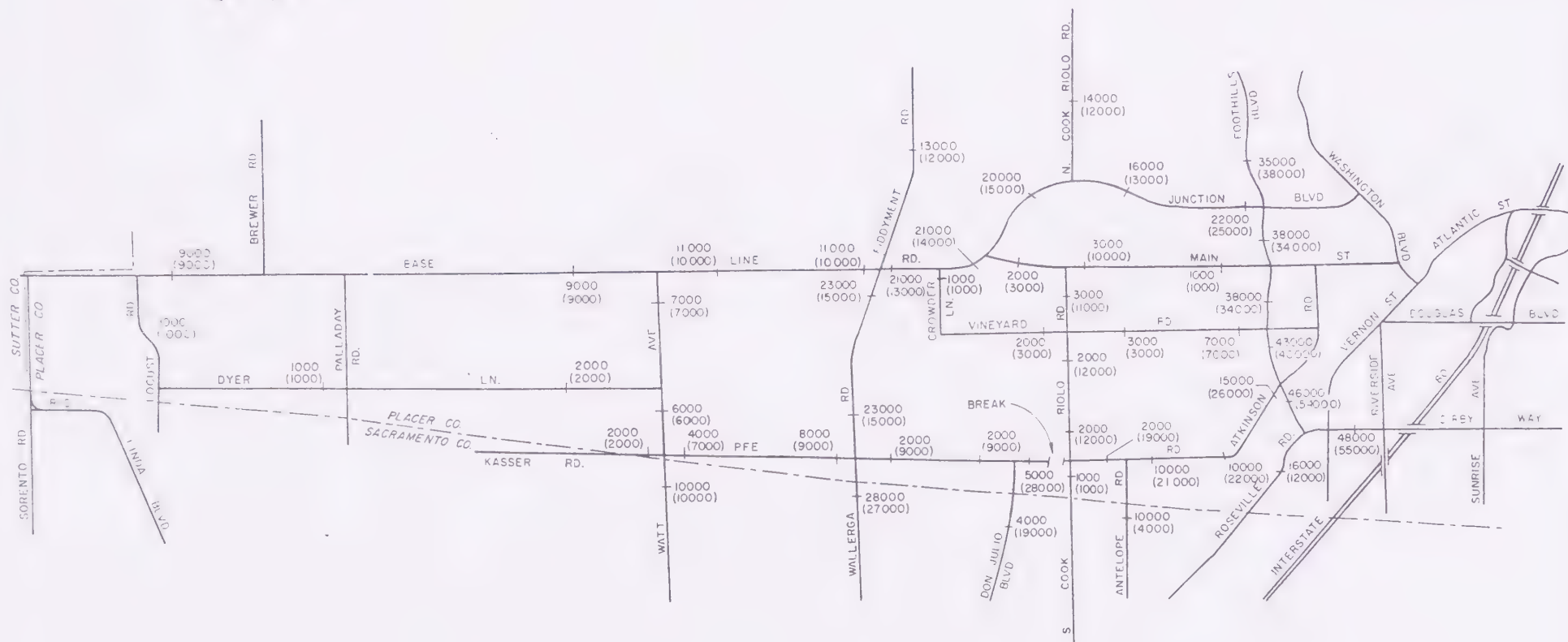
The following table T-2 summarizes the effects of a break in PFE road (west of Cook-Riolo Road) on the level of service (LOS) of selected intersections. The projected volume to capacity ratio (v/c) for each intersection is also shown to allow enhanced comparison.



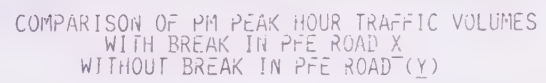
PEAK DAILY TRAFFIC VOLUMES (X); DAILY VOLUMES ROUNDED TO NEAREST 1000  
 PEAK HOUR TRAFFIC VOLUMES (Y); PEAK HOUR VOLUMES ROUNDED TO NEAREST 100



COMMISSION LAND USE ALTERNATE  
TRAFFIC VOLUMES X; DAILY VOLUMES ROUNDED TO NEAREST 1000  
TRAFFIC VOLUMES Y; DAILY VOLUMES ROUNDED TO NEAREST 100  
TRAFFIC VOLUMES Z; DAILY VOLUMES ROUNDED TO NEAREST 100



COMPARISON OF AVERAGE DAILY TRAFFIC VOLUMES  
WITH BREAK IN PFE ROAD X  
WITHOUT BREAK IN PFE ROAD (Y)



COMPARISON OF PM PEAK HOUR TRAFFIC VOLUMES  
WITH BREAK IN PFE ROAD X  
WITHOUT BREAK IN PFE ROAD (Y)



LOCATIONS OF INTERSECTIONS ANALYZED

TABLE T-2

<u>Intersection</u>		<u>With break in PFE Road</u>		<u>Without break in PFE Road</u>	
1.	Riverside/Cirby	1.58	F	1.59	F
2.	Foothills/Cirby/Roseville Rd.	1.72	F	2.69	F
3.	Washington/Main	.70	B	.63	B
4.	Washington/Junction	.69	B	.57	A
5.	Watt/Baseline	.51	A	.57	A
6.	Fiddymment/Walerga/Baseline	.77	C	.51	A
7.	Baseline/N.Cook-Riolo	.66	B	.40	A
8.	Foothills/Baseline(or Main St)	.55	A	.51	A
9.	S.Cook-Riolo/Vineyard	.14	A	.40	A
10.	Foothills/Vineyard	.67	B	.62	B
11.	Watt/PFE	.36	A	.45	A
12.	Walerga/PFE	.72	C	.75	C
13.	S.Cook-Riolo/PFE	.10	A	1.02	F
14.	Northbound Foothills to Atkinson loop	.24	A	.32	A
15.	Southbound Foothills to Atkinson loop	.69	B	1.44	F
16.	S. Cook-Riolo/Baseline	.11	A	.38	A
17.	Don Julio/Baseline	.18	A	.66	B
18.	Walerga/Elverta Rd.	.82	D	.71	C
19.	Walerga/Antelope	.68	B	.70	B
20.	Walerga/Elkhorn	1.40	F	1.36	F
21.	N. Cook-Riolo/Junction	.68	B	.51	A
22.	Junction/Foothill	.82	D	.81	D
23.	Antelope Rd./PFE	.30	A	.72	C

If PFE Road were to remain open, additional improvements to the road network would be necessary to maintain level of service C (See Map 12, page 154) within the Community Plan area. These improvements include:

- A. Cook-Riolo Road (PFE Road to Baseline Road, approx. 8300') Widening to 4 lanes, includes bridge widening \$1,955,000
- B. Don Julio Blvd (Sacto County to PFE Road, approx. 1300') Widening to 4 lanes \$ 101,000

C.	Baseline Road (N. Cook-Riolo Road/Junction intersection to Foothills Blvd., approx. 11,000') Widening to 4 lanes	\$1,430,000
D.	PFE Road (Don Julio Blvd. to Cook-Riolo Road, approx. 2600') Widening to 6 lanes	\$ 473,000
E.	PFE Road (Cook-Riolo Road to Antelope Road, approx. 2600') Widening to 4 lanes	\$ 270,000

Total cost of the additional improvements is estimated at \$4,229,000.

Several improvements presently included in the Capital Improvement Program would not be required if PFE were left open. These include:

A.	PFE Road - Barrier construction at closure between Cook-Riolo Road and Don Julio Blvd.	\$ 25,000
B.	North Antelope Road (Sacto County to PFE Road, approx. 1800') Widening to 4 lanes	\$ 187,000
C.	Walerga Road (Sacto County to Baseline Road, approx. 9000') Reduction from 6-lane to 4-lane construction (Placer County share)	\$ 442,000
		<hr/>
		\$ 654,000

Therefore, the net additional improvement cost (Placer County share) if PFE Road is left open is estimated at \$3,575,000.

In addition, major improvements to the City of Roseville's road network would be necessary on Atkinson near Foothills, on Foothills between Atkinson and Cirby, and on Cirby between Foothills and River-side. The cost of these improvements has not been estimated.



NUMBER OF THROUGH LANES EACH DIRECTION REQUIRED FOR LEVEL OF SERVICE (LOS) C  
 BREAK IN PFE ROAD X  
 NO BREAK IN PFE ROAD(Y)

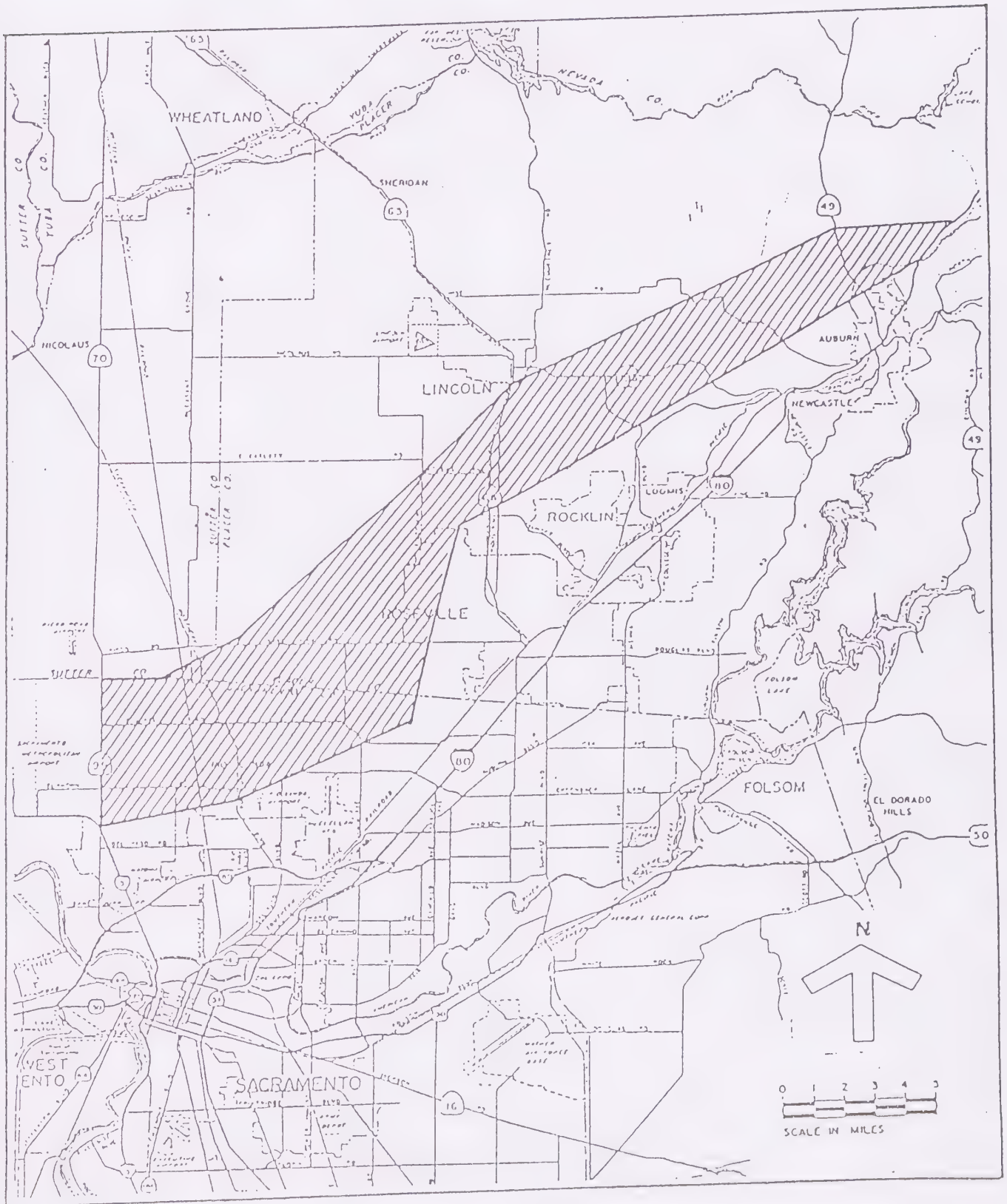
During the Planning Commission hearings for the Community Plan, the traffic model was used to evaluate several additional road network configurations and land use alternatives. Terminating Don Julio Blvd. at PFE Road and barricading PFE Road (as adopted) would reduce the utility of Don Julio Blvd. as a 4-lane arterial beyond the intersection with North Loop Blvd. in Antelope. Local traffic circulation may be better served in such circumstances by terminating Don Julio Blvd. in Sacramento County by an eastward realignment to intersect North Antelope Road. From that point, it possibly could be tied to an extension of Atkinson Street. Evaluation of this road network alternative by the County's traffic model indicates that it would have major impacts on the City of Roseville's road network, and the future closure of PFE Road would still be necessary to achieve the Community Plan's circulation goals.

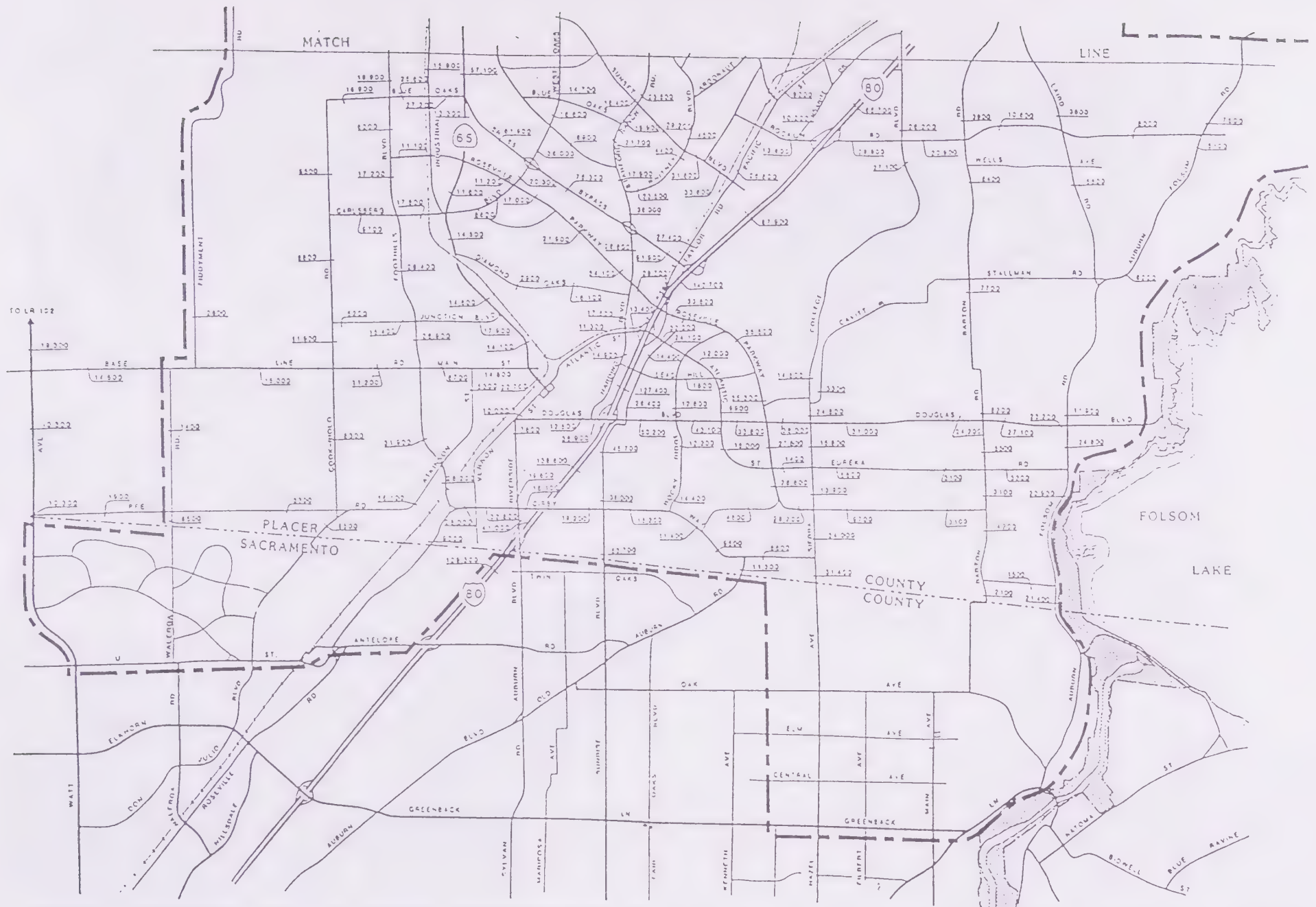
The model was also used to evaluate the effects on the Community Plan area's road network which would result from extending North Antelope Road northeasterly to connect with Vineyard Road. This scenario was evaluated assuming PFE Road both open and closed and with Don Julio Blvd. connecting to both PFE Road and North Antelope Road. In no case could the Community Plan goals regarding: a) traffic on Cook-Riolo Road, b) traffic near the Dry Creek School, and c) traffic in the City of Roseville, be achieved without a barrier to traffic on PFE Road as proposed. This same conclusion resulted from an evaluation of several other alternatives such as a grade-separated crossing of PFE Road by Walerga Road with no access from one road to the other.

Evaluation of the effects of proposed State Route 102 on the Community Plan road network is very difficult because the corridor study area includes almost the full width of the Community Plan area (see Map 13 on page 157). If approved, the selection of a recommended alignment for Route 102 would occur several years after adoption of this Community Plan. The effects of Route 102 on the Community Plan area's road network are dependent upon specific location. Until a more definite location is identified, attempts to predict future traffic volume changes resulting from the route would be unproductive.

The South Placer Traffic Study (1987) did use a similar traffic model to predict future traffic volumes with and without Route 102 with an assumed alignment in the middle of the study corridor. These summary results are shown on Maps 14 and 15 on pages 158 and 159. the general inference which can be made is that some commute traffic from and through the Community Plan area which would otherwise use the I-80 corridor would be diverted to Route 102. In addition, Baseline Road and other major Community Plan area streets would be used by traffic from out of the area to gain access to Route 102.

# PROPOSED ROUTE 102 CORRIDOR





# ALTERNATIVE 1 TRAFFIC PROJECTIONS WITH L.R. 102 AND ROSEVILLE PARKWAY





## FINANCING PLAN

Funding for projects on the attached Capital Improvement Program (CIP) list will likely be provided from several sources. However, the financing plan and fee schedule assume that the Community Plan area's share of these projects will be completely funded by land development as it builds out the area. The Capital Improvement Program included in this Community Plan should allow LOS C to be maintained on the road network.

County funds available for local road construction projects are limited and are used almost exclusively for maintenance and repair. Although proposals have been made for increases in sales tax and gas tax to provide additional road construction funds, such alternate funding is very uncertain. If such alternate sources were to materialize, they could be used either to fund a separate, future set of road improvements or to reduce fees that fund this CIP.

One way to equitably fund the major capital improvements for an area is to spread the cost by means of a fee program to all properties which receive benefit. If this overall approach is not taken, the single development project which generates the traffic that crosses a "threshold" from one level of service to another would be responsible for the entire improvement as a mitigation measure. This fee program approach also has the advantage of collecting fees from many projects so that one improvement contract may be let instead of having a series of piecemeal, frontage improvements.

Land development within the Community Plan area will fund road improvement projects using traffic mitigation fees. In all cases, fees are uniform throughout the entire Community Plan area of benefit and will be deposited in an interest bearing trust account designated for this specific Capital Improvement Program.



"Area of Benefit" from which traffic mitigation fees  
would be collected for the Community Plan Road Network  
Capital Improvement Program

Traffic mitigation fees will be based on potential traffic generation using standard reference sources (such as the Institute for Transportation Engineers). Future land development from which fees will be collected means all land development activities for which Placer County issues a permit approval, including subdivisions, use permits, building permits, and expansion or change of use permits. Requirements for the contribution of these fees will be conditions of approval placed on all such permits. Traffic mitigation fees will be collected at the time building permits are issued. The fee amount, area of benefit, etc., for the capital improvement program is set by this Community Plan.

A list and cost estimate of improvement projects necessary to implement the adopted Road Network Alternative for the Community Plan area is included in Table T3, below. These cost estimates do not include right-of-way or "urban" improvements such as concrete sidewalk, curb, gutter, etc. Other improvements to the road network may be required as conditions of approval for land development projects. However, such "frontage" improvements are not considered to be of the same general benefit as those on the Capital Improvement Program list and would not be funded by all land development within the Community Plan area.

The cost estimates for this Capital Improvement Program indicate that land development in Placer County will be paying approximately 74% of the total improvement cost. This is based on indications from the City of Roseville and Sacramento County that they would participate in the funding of "through" traffic corridors within the Community Plan area. Sacramento County has indicated in comments regarding the EIR for this Community Plan that it has budgeted \$782,000 for a 4-lane extension of Don Julio Blvd. from the County line to PFE Road; an additional \$97,000 has been budgeted for the 2-lane reconstruction of Walerga Road between the County line and PFE Road. If Don Julio Blvd. is improved to only a 2-lane standard in Placer County (estimated at \$169,000), the difference in cost (\$782k - \$169k = \$613k) could be available for other Placer County road improvements that are also of benefit to Sacramento County. Sacramento County should be asked to fund 1/3 of the cost of improvements to Walerga

Road and Baseline Road as indicated in Table T-3; Sacramento County's proposed share totals \$1,785,000. The City of Roseville's proposed share of the Community Plan improvement costs is \$1,850,000.

This funding program's inclusion of a one-third share of improvement costs for "through" traffic corridors assumes an equal participation by Placer County, City of Roseville, and Sacramento County. If such funding agreements are not realized, land development within the Community Plan area may have a larger funding obligation. However, if these other jurisdictions do not participate in funding the "through" traffic improvements in the Community Plan area, land development within the Community Plan area should not be required to fund any portion of any external improvements (for example, the realignment/ construction of the Baseline Road/North Cook-Riolo Road intersection). Placer County will initiate negotiations with the City of Roseville and Sacramento County for such a cost-sharing agreement immediately after adoption of this Community Plan.

Funding for Placer County's share of the above-described Capital Improvement Program would come from traffic mitigation fees. The area of benefit from which these fees would be collected includes the entire Community Plan area. (See Map 16 on page 161). Future land development within this area of benefit is estimated to generate approximately 55,000± trip-ends. If the \$10,095,000 Placer County share of the Capital Improvement Program cost (see Table T-3 on page 164) is spread to these 55,000± future trip-ends, the resultant traffic mitigation fee would be \$184 per trip-end. A single family house can be expected to generate 10.1 trip-ends per day, so the traffic mitigation fee for a single family residence would be \$1854. This amount is of the same scale as the \$2,000 per house collected elsewhere in Placer County and \$1,950 per residence collected in the Antelope area for Community Plan area road improvements.

TABLE T-3  
Capital Improvement Program - Project List and Cost Estimates\*

	<u>Project Cost</u>	<u>Placer County Share</u>
1. Walerga Road (Baseline Rd to Sacto Co, approx. 9000') Construction of 6 lanes, includes bridge widening, landscaping & separated trails (33% Placer County share; 33% Roseville share; 33% Sacto County share)	\$4,134,000 x 33% =	\$1,378,000
2. Walerga Road - Realignment to intersect Baseline Road at Fiddymment Road and removal of old intersection	\$ 200,000	\$ 200,000
3. Baseline Road/Junction Blvd./North Cook-Riolo Road Intersection realignment, and traffic signal (33% Placer County share; 67% Roseville share)	\$ 350,000 x 33% =	\$ 117,000
4. Baseline Rd (Sutter Co to Fiddymment/Walerga Rd, approx. 6.6 mi) Widening to 4 lanes	\$4,530,000	\$4,530,000
5. Baseline Rd (Fiddymment/Walerga Rd to Junction Blvd/ North Cook-Riolo Rd intersection, approx. 5500') Widening to 4 lanes (33% Placer County share; 33% Roseville share; 33% Sacto County share)	\$ 715,000 x 33% =	\$ 238,000
6. Don Julio Blvd. (Sacto County to PFE Rd, approx. 1300') Construction of 2 lanes funded by Sacramento County	\$ 169,000	-0-
7. Cook-Riolo Rd (PFE Rd to Sacto County, approx. 1600') 2 lane construction	\$ 166,000	\$ 166,000
8. Traffic signals & intersection improvements		
a. Walerga Rd/Fiddymment Rd/Baseline Rd	\$ 120,000	\$ 120,000
b. Walerga/PFE Rd	\$ 120,000	\$ 120,000
c. Antelope/PFE Rd	\$ 120,000	\$ 120,000
d. Watt/Baseline Rd	\$ 120,000	\$ 120,000
9. PFE Rd - Barrier construction at interruption between Cook-Riolo Road and Don Julio Road	\$ 25,000	\$ 25,000
10. PFE Road (North Antelope Road to Roseville city limits, approx. 2800') Widening to 4 lanes	\$ 364,000	\$ 364,000

11.	No Antelope Rd (Sacto Co line to PFE Rd, approx 1800') Widen to 4 lanes	\$ 187,000	\$ 187,000
12.	Cook-Riolo Rd (PFE Rd to Baseline Rd, approx 8300') Separated trails, landscaping, etc.	\$ 216,000	\$ 216,000
13.	PFE Road (Watt Ave to N. Antelope Rd, approx 18,600') Separated trails, landscaping, etc.	\$ 476,000	\$ 476,000
14.	Watt Avenue (Sacto County to Baseline Rd, approx 8400') Separated trails, landscaping, etc.	\$ 218,000	\$ 218,000
15.	Miscellaneous intersection improvements - left turn storage pockets, acceleration/deceleration areas, correction of sight distance problems, additional intersection approach lanes, etc.	\$1,000,000	\$1,000,000
16.	Miscellaneous drainage improvements - roadside ditches improvement, cross drainage enlargement/ replacement, etc.	\$ 500,000	\$ 500,000

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<b>Proposed: a)</b>	<b>Placer County share</b>	<b>\$10,095,000</b>
<b>b)</b>	<b>Sacto County share</b>	<b>\$ 1,785,000</b>
<b>c)</b>	<b>Roseville share</b>	<b>\$ 1,850,000</b>

Total improvement program cost = \$13,730,000

\*Project estimates do not include right-of-way costs  
or concrete curb and gutter

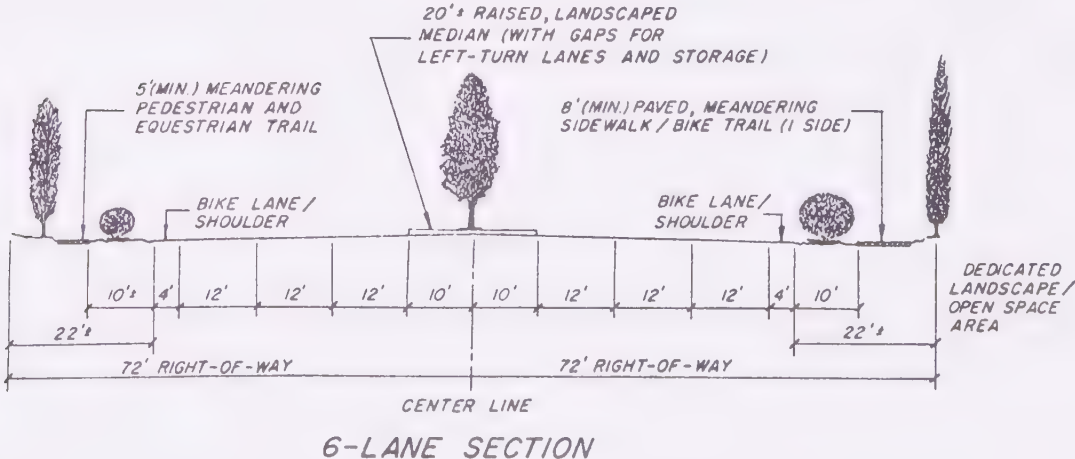
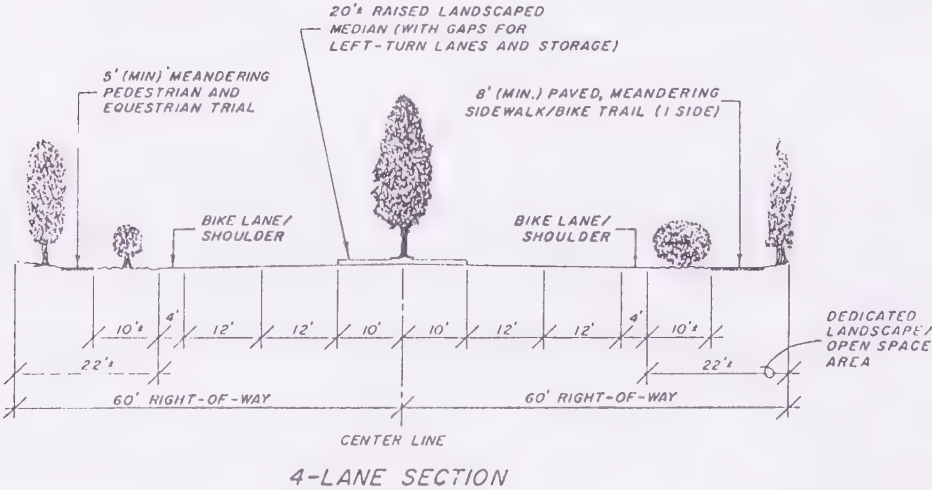
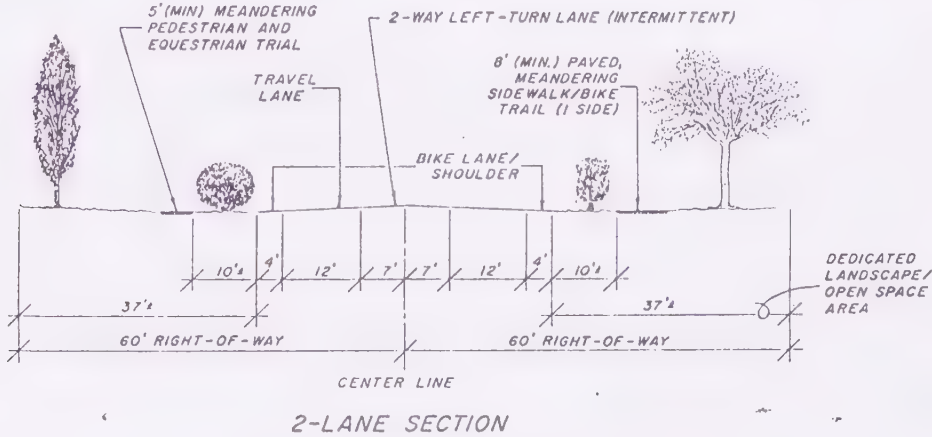
Typical sections for 2-lane, 4-lane, and 6-lane roads included in the CIP are shown on page 167. Minor streets which serve development within the Community Plan area may be constructed to a much reduced standard in keeping with the present rural atmosphere. Instead of the urban "lot and block" pattern, streets may be more curvilinear and designed to fit existing topography and natural features. Most residential streets may be cul-de-sacs which feed to a few "through" collector streets. On-street parking may be prohibited in residential areas, therefore allowing a reduction in pavement width and shoulder width.

The CIP has been designed to provide roads to which "through" traffic could be directed. The combination of designated truck routes, weight limitations, intersection location and design, etc. should be able to generally keep local roads "local" and direct "through" traffic around residential neighborhoods.

The suggestion was made during public hearings before the Planning Commission to allow residential street standards which are less strict than what is presently required for new development by Placer County. Many of the purposes underlying this suggestion can be accommodated within the existing standards. Reduction or waiver of these standards could create potential hazards and liabilities. In particular, the 25 mph design speed requirement for public or private roads must remain in effect.

Measures which are permissible and would help to accomplish the purpose(s) of the suggested 25 mph design speed waiver include: a) minimum width residential streets with no provision for on-street parking, b) increased length and number of "cul-de-sac" residential streets, c) curvilinear alignments to residential streets, d) street system design which provides carefully located intersections with stop signs to prevent the attainment of high speeds, e) off-street, non-vehicular access by means of trails and/or sidewalks.

DRY CREEK / WESTERN PLACER COUNTY COMMUNITY PLAN



COLLECTOR AND ARTERIAL STREETS  
STANDARD SECTIONS  
N.T.S.

### Transit

No additional public transit service is proposed to serve the Community Plan area. "Park and ride" areas will be required as conditions of approval for major subdivisions and commercial development.

### Air Travel

No additional airports or other facilities are proposed to serve the Community Plan area.

### Transportation Systems Management (TSM)

No additional TSM measures are proposed. However, the closure of an existing roadway is in a sense a "management" (as opposed to "capital improvement") approach.

### Trails

The proposed trail network is discussed elsewhere in this Community Plan. It includes a system of trails along roadways and major drainages through the Community Plan area. A few of the on-street trails shown were taken from the Placer County Bikeway Master Plan (Class II and Class III facilities); however, most trails would be newly proposed. These new bikeways should be included in the first annual update of the County Bikeway Master Plan which follows adoption of this Community Plan.

Typical cross-sections of both 2-lane and 4-lane roads where such trails would be provided are shown on page 167.

# **IMPLEMENTATION**



## V. IMPLEMENTATION

The Goals, Policies and other measures identified in the Dry Creek-West Placer Community Plan are implemented in a variety of ways, ranging from modification of the Placer County General Plan to specific project approval, to County involvement in the provision of public services and infrastructure to the area. In this section we will summarize those measures which are currently proposed as a part of the adoption of the Plan. It is important to emphasize that many of the policies stated herein are to be implemented through the on-going project approval process that occurs with Conditional Use Permits, Subdivisions, and other discretionary permit approvals granted by Placer County through the Zoning Administrator, Planning Commission and Board of Supervisors.

### A. ZONING AND LAND USE REGULATIONS

It is through the County's ability to regulate the development and use of land that the Dry Creek West Placer Community Plan will be implemented. If the Community Plan is the policy framework and plan of action for the area, the zoning regulations are the tools to implement those policies. Through the enforcement of zoning ordinances, including minimum lot sizes, setbacks, planned unit development, design review, etc., the County and the public can guide the development of the area. Precise zone district designations are included as a part of the Community Plan process, and are important to the future development of the area. Where the Community Plan designations allow for a range of densities, the zoning specifies maximum densities permitted. Where the Plan indicates that development should not occur in the 100 year floodplain of Dry Creek, the open space zoning prohibits such uses.

The Placer County Zoning Ordinance provides the precise standards, regulations, process requirements, etc. which will have the greatest impact on the eventual development of the Plan area. Many other land use regulations will also contribute to the implementation of the Plan. These include the subdivision ordinances, development agreements, design review guidelines, environmental health regulations, air and water quality regulations, grading ordinances, etc.

#### B. RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN'S VARIOUS ELEMENTS

The Placer County General Plan was adopted in 1967. Since that time the County has adopted various County-wide elements of the General Plan, including the Agricultural, Conservation and Recreation, Housing, Open Space Element and others. All of these elements have had some impact on the Dry Creek-West Placer Community Plan.

Due to the geographic and socioeconomic diversity found in Placer County, area General Plans or Community Plans have also been adopted to address approximately 20 different planning areas throughout the County. The Dry Creek West Placer Community Plan is the most recent of these local area plans. Prior to the adoption of a Community Plan for the Dry Creek area, the Placer County General Plan serves as the primary policy document for the area. With the adoption of the Dry Creek West Placer Community Plan, the Placer County General Plan is intended to be modified to recognize the Community Plan as the primary policy document for the area.

Government Code Section 65302 et. seq. requires that the General Plan (including Community Plans in the case of Placer County) be an internally consistent statement of local government policy. Each element must be integrated with all other elements, whether mandatory or optional. The preparation of the Dry Creek-West Placer Community Plan has included consideration of all

other General Plan elements and has provided more specific guidelines/policies than are appropriate on a County-wide basis. Where the Dry Creek-West Placer Community Plan has not provided more specific direction relative to any given issue, the County-wide General Plan must be used for guidance. Not all issues relevant to the County-wide Plan are of significance in the Dry Creek area, or need to be addressed in any greater detail than has already been done.

#### Agricultural Element

"Policies expressed in the Agricultural Element are intended to apply to lands designated within the four agricultural land use categories used in the Placer County General Plan and local Community Plans, as well as on-going agricultural operations in other areas of the County, especially those lands in the Williamson Act."<sup>8</sup> The Dry Creek-West Placer Community Plan includes areas designated as Agricultural as well as areas encumbered by Williamson Act contracts. Several of the Goals and Policies of the Plan reflect this recognition of and consideration for these agricultural areas. In fact, the general land use pattern included in the Plan attempts to protect the larger agricultural areas.

Due to the location of existing agricultural, residential, industrial and institutional uses in and surrounding the Plan area, conflicts are apparent. Goal A-2 "To provide for the long-term conservation and use of agricultural lands" and A-6 "To reduce the introduction of conflicting uses into farming areas and to minimize conflicts where existing parcel sizes or uses currently create the potential for such conflicts", are the two most important Goals of the Agricultural Element as it relates to the Plan area. Policies 1, 21 and 22 were considered in developing the Land Use proposals of the Dry Creek Plan. Other policies will be applied as development occurs in the Plan area adjacent

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8. Page 25 - Placer County General Plan Agricultural Element, 1989

to agricultural operations. The Agricultural Element clearly anticipated some changes, particularly in the Plan area, since the following statement was included in the element.

"Similarly, where the agricultural designations appear in areas subject to a Community Plan study, such as the West Roseville (West Placer/Dry Creek) area, south of Baseline Road, the agricultural designations are subject to modification, depending on the outcome of that Community Plan process".<sup>8</sup>

Mineral Resource Conservation Plan (a chapter of the Open Space and Conservation Element of the Placer County General Plan)

The Plan area does not contain any substantial mineral resource areas based on the classification studies prepared by the State Department of Conservation, Division of Mines and Geology.

Solid Waste Management Plan

The Dry Creek-West Placer Community Plan is consistent with the projections contained in the 1989 Solid Waste Management Plan in that it does not support a larger amount of growth than previously anticipated. Thus, the projections regarding the life of the County's solid waste facilities, as shown in the 1989 Solid Waste Management Plan, are still applicable to this area.

Hazardous Waste Management Plan

This Plan has been prepared with consideration given to its relationship to local Community Plans (see pages 3, 4, 5 of the County of Placer Hazardous Waste Management Plan, March 1988). No special acknowledgment is required in this Community Plan, especially since the Plan areas was included in the Hazardous Waste Management Plan as an "area to which residential units preclude repository siting" (page M-11).

Seismic Safety and Safety Element

This Community Plan is subject to and consistent with the Safety Element of the County-wide General Plan. This Plan element is herein adopted by reference.

### C. INFRASTRUCTURE FINANCING

In the initial phase of developing a Plan for the Dry Creek West Placer area, it was recognized that any substantial additional growth would require major investments in new infrastructure such as roads, schools, sewer and water. As a part of the planning process, the County contracted with the consulting firm of Psomas and Associates to do a Public Facilities Plan, and Bartle Wells Associates to prepare a Financing Plan. This Plan is included in its entirety in the Technical Supplement.

The provisions of infrastructure is critical to the Plan area, therefore, a financing program should be adopted as a part of the Community Plan, or at least immediately following the adoption of the Plan. The Financing Plan prepared by Bartle Wells Associates, addresses only a portion of the services required; schools, roads, and the cost of other services must also be considered when the exact financing mechanisms are identified.





Scale: 1"=2,000'

1990

DRY CREEK WEST PLACER COMMUNITY PLAN

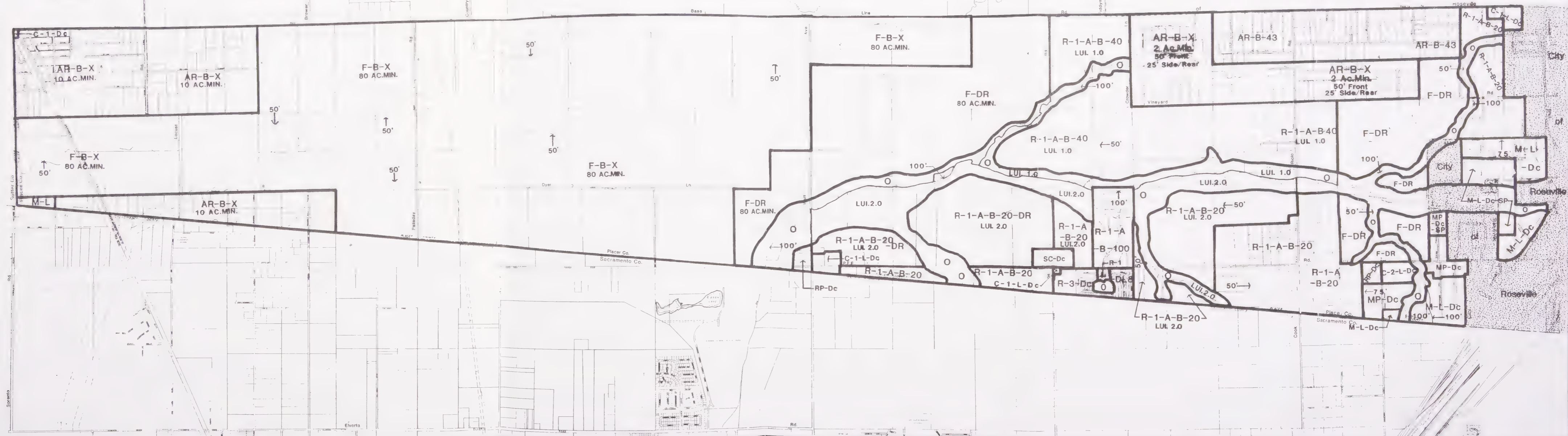
PLATE #4

## ZONING

Adopted by: B.O.S. May 22, 1990  
Ord. # 4185-B  
Ord. # 4187-B

NOTE: Riparian non-development ( e.g. Fences, structures, and impervious surfaces) setbacks are required from the edge of the low flow embankment for all permanent streams, (100') and intermittent streams, ( 50'). These setbacks are to be considered for discretionary projects only, including but not limited to, design review, subdivision maps, and grading permits.

NOTE: Entire Zoning area under -TL zone.





# Before the Board of Supervisors County of Placer, State of California

In the matter of: A Resolution adopting  
the Dry Creek-West Placer Community  
(General) Plan (GPA-282), Findings  
of Fact and Statement of Overriding  
Considerations

Resol. No: 90-181

Ord. No: \_\_\_\_\_

First Reading: May 14, 1990

The following RESOLUTION was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held Monday, May 14, 1990,  
by the following vote on roll call:

Ayes: Mahan, Ferreira, Hogg, Fluty, Beland

Noes: None

Absent: None

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

*Georgie Hake*

*[Signature]*  
Chairman, Board of Supervisors

WHEREAS, the Planning Commission of the County of Placer, State of California, has held public hearings on December 13, 1989; January 17, 1990; February 22, 1990; and March 28, 1990 in the time and manner prescribed by law to consider and make recommendation to the Board of Supervisors on the Dry Creek-West Placer Community Plan.

WHEREAS, the Placer County Environmental Review Committee held a public hearing on the EIR on February 21, 1990.

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has held a public hearing on May 14, 1990 in the time and manner prescribed by law to consider the adoption of the Dry Creek-West Placer Community Plan.

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and oral evidence of all individuals wishing to testify.

WHEREAS, the Board of Supervisors finds that the Dry Creek-West Placer Community Plan conforms to all applicable sections of the California Government Code regarding community plans; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the Dry Creek-West Placer Community Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the EIR indicated several significant environmental effects that would result from approval of the Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth as follows:

A. FINDINGS:

1. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan will result in a substantial increase in population within the Plan area. (DEIR, page 4-1.)

Finding: The Goals and Policies contained within the Community Development Element of the Community Plan will be implemented to deal with population increases. This will reduce the impact, but not to a less than significant level.

2. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan will result in increased traffic volumes that are deemed significant and unavoidable on a regional basis. (DEIR, page 5-28.)

Finding: The Goals and Policies contained within the Transportation and Circulation Element of the Community Plan will be implemented to address Transportation/Circulation issues. The impacts cannot, however, be reduced to a less than significant level on a regional basis.

3. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan will result in additions to an existing region-wide air quality nonattainment situation including additional vehicular emissions in both the plan area and air basin. (DEIR, page 6-3.)

Finding: The final Goal in the Natural Resources Element of the Community Plan and the corresponding Policy are incorporated to protect Air Resources. In addition, compliance with all Air pollution Control District Rules and Regulations will reduce impacts, but not to a less than significant level.

4. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan will increase run-off and add incrementally to regional flooding concerns. (DEIR, page 9-3.)

Finding: Goals and Policies contained within Public Services Element of the Community Plan will be implemented to deal with drainage and flooding concerns. In addition, several programs (Master Drainage Plan, Flood Damage Prevention Ordinance, Grading Ordinance, Land Development Manual, etc.) will be involved in mitigating impacts. On a cumulative basis, however, the impacts cannot be reduced to a less than significant level.

5. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan could degrade the surface and sub-surface water quality due to increased contamination from agricultural pesticides and wastes, from erosion and sedimentation within drainageways, run-off from developed areas and septic tank effluent. (DEIR, page 102.)

Finding: Goals and Policies contained within the Public services Element and the Natural Resources Element will be implemented to decrease impacts on water quality. The impacts on a cumulative basis will still be significant, however.

6. Significant Effect: Implementation of the Dry Creek-West Placer Community Plan will result in loss and conversion of agricultural lands, riparian and woodlands, and wetlands. (DEIR, page 10-07 and 10-8.)

Finding: Goals and Policies contained within the Natural Resources Element and Open Space Element of the Community Plan will be implemented to minimize impacts on Vegetation and Wildlife. Impacts cannot, however, be reduced to a less than significant level on a cumulative basis.

## B. OVERRIDING CONSIDERATIONS

The board has made a reasonable and good faith effort to mitigate potential impacts resulting from this project. The Board has adopted numerous policies, goals, standards, and guidelines to substantially mitigate or eliminate potential

impacts. Changes and alterations to the Plan text and Land Use designations have been adopted which will substantially lessen or avoid significant environmental impacts as identified in the EIR. Additionally, the Board has adopted a Mitigation Monitoring Program for the Plan which outlines how the mitigation measures adopted as part of the Plan will be implemented, monitored, and evaluated.

Notwithstanding the disclosure of impacts identified in the EIR as significant and potentially significant, which have not been eliminated or mitigated to a level of insignificance, the Board acting pursuant to Section 15093 of the State CEQA Guidelines, hereby determines that the benefits of approving the proposed project outweighs the unmitigated adverse environmental impacts.

The Board has considered the public record on the Dry Creek-West Placer Community Plan and finds that the project is in the public interest in that a variety of economic, regional and social benefits from the Plan outweighs all such remaining unavoidable impacts. In particular the project will accomplish the following:

1. The Plan provides a broad framework and policy direction for development of the area.
2. It provides for sound and adequate housing to meet future needs anticipated in current population projections for all expected segments of the community, while ensuring compatibility with existing and proposed land uses.
3. It provides for preservation of the rural-residential character of part of the Plan area, while permitting additional housing, commercial, industrial, and public service uses in other areas.
4. It identifies existing natural resources and develops goals and policies for their preservation and enhancement.
5. It provides for orderly growth in conjunction with necessary expansion of infrastructure.

Furthermore, the adopted Plan is environmentally superior to the No-Project alternative (1967 Placer County General Plan) as documented in the EIR and therefore less impactful overall on the community environment.

**WHEREAS**, the Board of Supervisors recognizes that the Dry Creek-West Placer Community Plan amends the Placer County General Plan.

WHEREAS, the Board of Supervisors finds that the Dry Creek-West Placer Community Plan is a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED, that the Dry Creek West Placer Community (General) Plan is hereby adopted as shown in Exhibit A attached hereto and incorporated herein by reference.

Note: REA-804 - Rezoning amending Placer County Code, Chapter 30, Maps 6D, 3C and 3D was adopted at the same time as this General Plan Amendment.

# Before the Board of Supervisors County of Placer, State of California

In the matter of:  
AN ORDINANCE ESTABLISHING  
A TL ZONE FOR TRAFFIC MITIGATION FEES  
FOR THE DRY CREEK-WESTERN PLACER COUNTY  
COMMUNITY PLAN AREA.

Resol. No: .....

Ord. No: 4185-B .....

First Reading: 5-14-90 .....

The following ORDINANCE was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held May 22, 1990  
by the following vote on roll call:

Ayes: MAHAN, FERREIRA, HOGG, FLUTY, BELAND

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

*Catherine Sharp*

*George Beland*  
Chairman, Board of Supervisors

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

that Chapter 4, Construction Requirements, Subchapter 19, Dry Creek-Western Placer County Traffic Limitation Zone, is hereby amended as shown on Exhibit A attached hereto and by this reference incorporated herein.

# Before the Board of Supervisors County of Placer, State of California

In the matter of: An Ordinance amending  
Placer County Code, Chapter 30,  
Maps 6D, 3C and 3D relating to  
rezonings in the Dry Creek-West  
Placer Community Plan Area (REA-804)

Resol. No: .....

Ord. No: 4187-B

First Reading: May 14, 1990

The following ORDINANCE was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held MAY 22, 1990,  
by the following vote on roll call:

Ayes: MAHAN, FERREIRA, HOGG, FLUTY

Noes: BELAND

Absent: NONE

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

Georgia Flake

George Beland  
Chairman, Board of Supervisors

THE BOARD OF SUPERVISORS, OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

That Placer County Code, Chapter 30, Zoning Maps 6D, 3C and 3D relating to zoning in the Dry Creek-West Placer Community Plan area, is amended as shown on the Exhibit A, attached hereto and incorporated herein by reference.

The Board of Supervisors finds the above rezonings to be consistent with the Dry Creek-West Placer Community Plan.

NOTE: GPA-282 - Dry Creek-West Placer Community Plan was adopted at the same time as this Rezoning.

# Before the Board of Supervisors County of Placer, State of California

In the matter of: An Ordinance amending  
Placer County Code, Chapter 30,  
Map 6D, relating to a rezoning in  
the Dry Creek-West Placer Community  
Plan area (REA-804).

Resol. No: .....

Ord. No: 4193-B .....

First Reading: 5-22-90 .....

The following Ordinance was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held May 29, 1990,  
by the following vote on roll call:

Ayes: MAHAN, FERREIRA, HOGG, FLUTY, BELAND

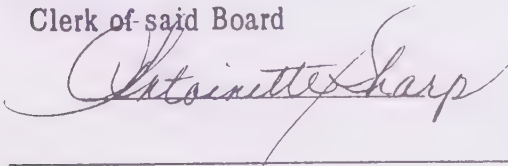
Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board



The Board of Supervisors, of the County of Placer, State  
of California, does hereby ordain as follows:

That Placer County Code, Chapter 30, Zoning Map 6D, Assessor's  
Parcel Numbers 474-120-18, 474-120-09 and 474-130-16, relating to  
zoning in the Dry Creek-West Placer Community Plan area, is amended  
as shown on Exhibit A, attached hereto and incorporated herein by  
reference.

The Board of Supervisors finds the above rezoning to be  
consistent with the Dry Creek-West Placer Community Plan.

Note: GPA-282, Dry Creek-West Placer Community Plan, was  
adopted on May 14, 1990.

# DRY CREEK-WEST PLACER COMMUNITY PLAN

## ACKNOWLEDGMENTS

### PLACER COUNTY BOARD OF SUPERVISORS

Robert Mahan, District 1  
Alex Ferreira, District 2  
George Beland, District 3  
Susan Hogg, District 4  
Michael Fluty, District 5

### PLACER COUNTY PLANNING COMMISSIONERS

Jack Lish, District 1  
Robert Moore, District 2  
Richard Simpson, District 3  
Sherry Musgrove, District 4  
David Wiltsee, District 5  
Gerda Percival, At Large  
Larry Sevison, At Large

Greg Johnson, District 3 (former Commissioner)

### PLACER COUNTY STAFF

#### Community Development Department

Heidi Tschudin, Community Development Director

#### Planning Division

Fred Yeager, Planning Director and Project Manager\*  
Loren Clark, Senior Planner\*  
Thomas Kubik, Associate Planner  
Deborah Uno, Commission Clerk  
Lori Lawrence, Principal Secretary\*  
Larry Clevenger, Cartographic Technician\*

#### Administration

Dave Mirtoni, Administrative Services Officer  
Wanda Kimbrell, Administrative Secretary

#### Public Works Department

Jack Warren, Public Works Director  
John Krogsrud, Associate Civil Engineer  
Warren Tellefson, District's Sanitary Engineer  
Cynthia Page, Commission Clerk

\*Project Team

Environmental Health Department

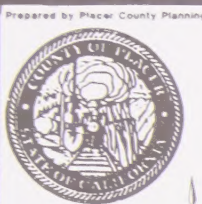
Lynn Johnson, Supervising Sanitarian

Air Pollution Control District

Noel Bonderson, Air Pollution Control Officer

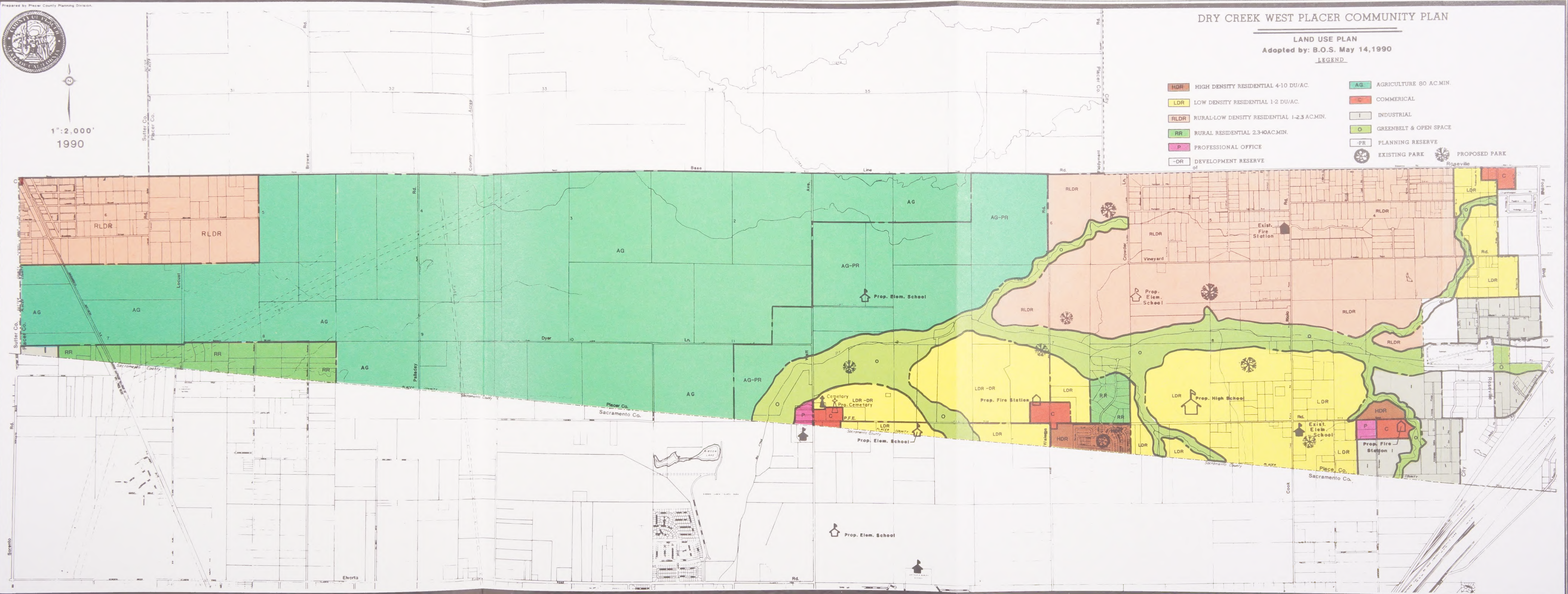
**WEST PLACER CITIZENS' COMMITTEE**

Janice Palmer, Chairperson



Prepared by Placer County Planning Division

1"=2,000'  
1990



# DRY CREEK WEST PLACER COMMUNITY PLAN

LAND USE PLAN  
Adopted by: B.O.S. May 14, 1990

## LEGEND

- |   |                                  |
|---|----------------------------------|
| <b>HDR</b> HIGH DENSITY RESIDENTIAL 4-10 DU/AC.         | <b>AG</b> AGRICULTURE 80 AC/MIN. |
| <b>LDR</b> LOW DENSITY RESIDENTIAL 1-2 DU/AC.           | <b>C</b> COMMERCIAL              |
| <b>RLDR</b> RURAL-LOW DENSITY RESIDENTIAL 1-2.3 AC/MIN. | <b>I</b> INDUSTRIAL              |
| <b>RR</b> RURAL RESIDENTIAL 2.3-10 AC/MIN.              | <b>O</b> GREENBELT & OPEN SPACE  |
| <b>P</b> PROFESSIONAL OFFICE                            | <b>-PR</b> PLANNING RESERVE      |
| <b>-DR</b> DEVELOPMENT RESERVE                          | EXISTING PARK                    |
|   | PROPOSED PARK                    |



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